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24 Grange Avenue  
Barrowford  
BB9 6AN



For Sale

£559,999

- Executive Detached Home
- Five Bedrooms
- Open Plan Kitchen & Garden Room
- Off Road Parking
- Double Garage

- Utility Room
- Lots Of Storage
- En-Suite Shower Rooms
- Tax Band - F
- EPC - C



A rare opportunity to acquire this fabulous executive detached family sized dwelling located in the highly sought after Higherford area of Barrowford. This spacious home is a short distance away from all the local amenities that Barrowford has to offer as well as being within minutes drive from the M65 motorway which leads into the national motorway network offering excellent access to Burnley, Preston, Manchester and Leeds.

As you enter the front door you are greeted by an entrance hallway with a staircase ascending to the first floor with a glass balustrade and useful under stair storage units. Situated to the left of the hallway is a dining room boasting an attractive bay window letting in an abundance of natural light.

To the rear of the property, a generous kitchen houses matching wall, base and drawer units with complimentary wood effect work surfaces including island with breakfast bar and integrated appliances including ceramic double bowl sink, dishwasher, fridge/freezer, microwave and range style cooker with gas hob and overhead extractor fan.

Opposite the kitchen with an open plan layout and Karndean flooring flowing throughout, a garden room sits to the rear with patio doors leading out to the rear garden and triple aspect windows.

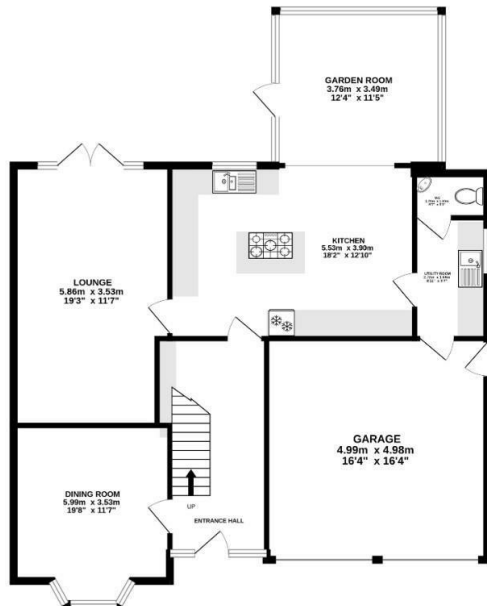
Also adjoining the kitchen, a separate utility room houses a sink and plumbing for a washing machine/tumble dryer. Off the utility room is a two-piece cloakroom and access to the double garage.

To the first floor, a central landing leads to four, well proportioned double bedrooms, three of which benefit from fitted wardrobes. The master bedroom and second bedroom also boast en-suite shower rooms. A fifth bedroom is currently being used as an office.

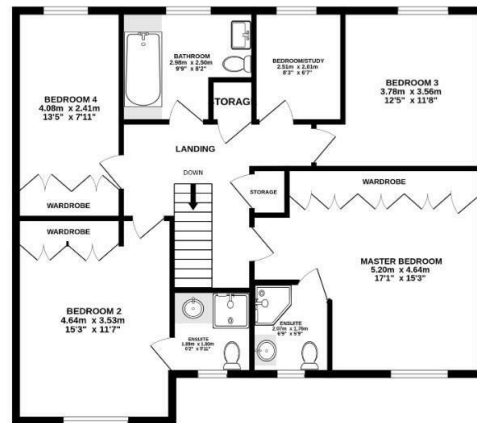
The family bathroom houses a three-piece suite and boasts an extra large bath tub, wash basin and WC.

Externally there is a large, paved driveway to the front and a garden to the rear laid to lawn with patio area and stunning scenery abutting.

GROUND FLOOR  
110.0 sq.m. (1184 sq.ft.) approx.



1ST FLOOR  
89.9 sq.m. (967 sq.ft.) approx.



TOTAL FLOOR AREA: 199.9 sq.m. (2152 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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