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30 Appleby Drive  
Barrowford  
BB9 6EX



For Sale

Price £330,000

- Three bed detached dwelling
- Sort after village location
- Ideal for a family or downsizer
- Hallway & downstairs wc
- Lounge

- Fitted modern kitchen diner
- Conservatory
- Four piece bathroom
- Gardens, driveway & garage
- Viewing recommended

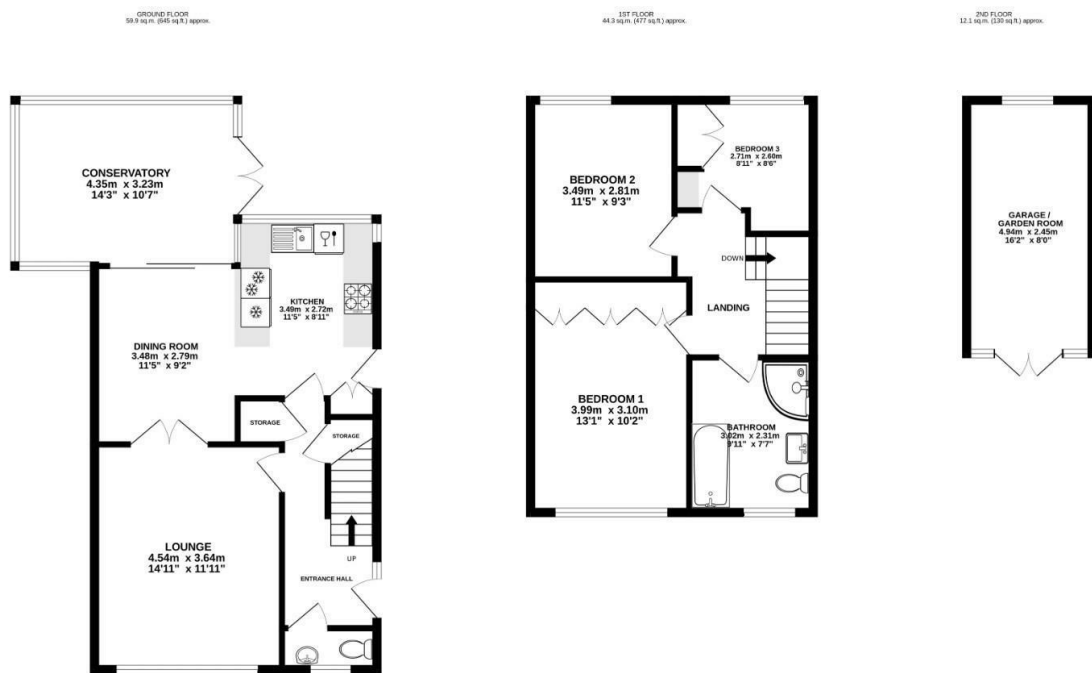


Modern three bedroom detached dwelling in a sought after location in the popular Pendleside village of Barrowford a short distance from amenities and schools. This superb home would be ideal for a family or someone perhaps looking to downsize.

The property briefly comprises of; an entrance hall with downstairs WC, spacious living room with double doors into the kitchen/diner. Modern dining kitchen which houses a range of fitted wall and base units incorporating complementary worktop surfaces, breakfast bar, built in appliances and extractor fan. Wood effect flooring, recessed ceiling spotlights over the kitchen and dining area. Off the dining area are patio doors leading into a great size conservatory that leads out onto the patio and garden.

On the first floor is the master bedroom to the front, a further double bedroom to the rear and a single bedroom. Modern four piece family bathroom has a separate shower and bath.

Externally to the front is garden area laid to lawn and a driveway providing off road parking for at least two vehicles, to the rear is a well-presented low maintenance garden with patio & artificial lawn area and a garage that has been converted with power which could be used for a home office or gym.



TOTAL FLOOR AREA : 116.4 sq.m. (1252 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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