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6 Moorland Close
Barrowford
BB9 6BG



For Sale

£350,000

- Modern semi-detached house
- Immaculately presented
- Corner plot garden
- Ideal family home.
- Good sized lounge
- Contemporary kitchen with appliances
- Conservatory
- 4 Bedrooms
- En-suite bathroom & shower room
- Ample off road parking



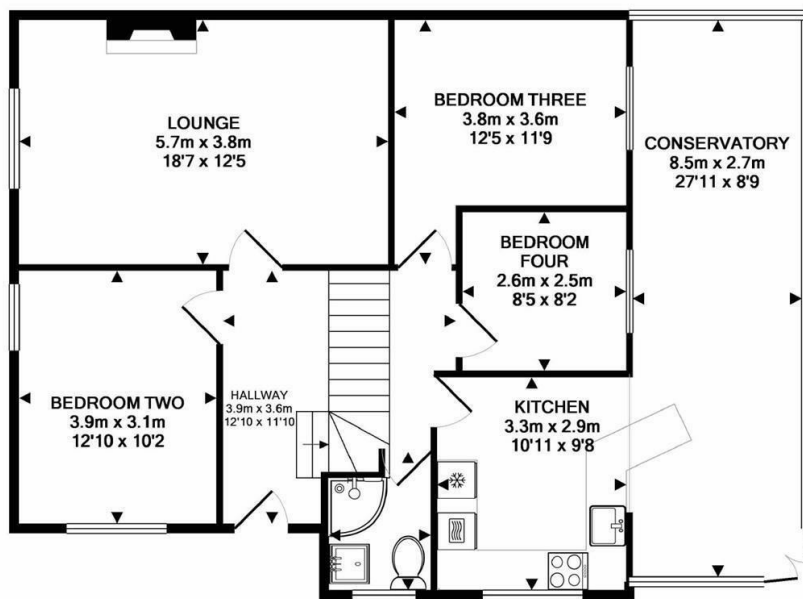
An opportunity not to be missed! This immaculately presented semi-detached family home is located in the established and highly sought after area of Higherford a short distance away from the popular Pendleside village of Barrowford and close to open countryside. The property is an ideal family sized home.

The property offers modern contemporary living accommodation arranged over two floors and briefly comprises on the ground floor an entrance hallway with stairs providing access to the first floor and excellent sized lounge with modern living flame gas fire and surround. Kitchen which boasts modern contemporary wall and base units with complementary Quartz work surfaces and splash backs, full range of integrated appliances including double oven, induction hob, dishwasher, fridge freezer and wine cooler. There is a UPVC double glazed conservatory which overlooks the gardens. This is being utilised as a further reception area and dining room. There are two good sized double bedrooms and fourth single bedroom together with modern three piece shower room in white comprising shower cubicle, wc, vanity wash basin and chrome ladder style towel rail.

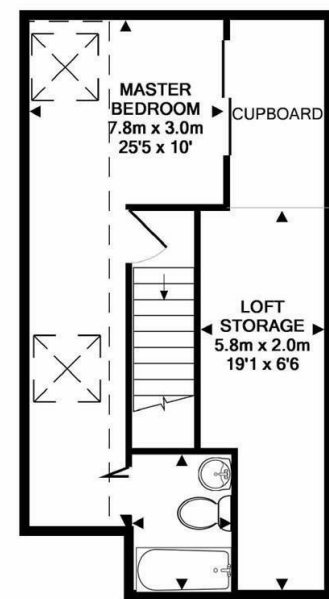
To the first floor is the master suite with a double bedroom area, substantial eaves storage and en-suite bathroom comprising bath with mixer shower over, wc and wash basin.

Externally there is a paved driveway providing ample off road parking and large timber shed which has power and lighting. The owners have created an outdoor entertainment room which has power & lighting. There are good sized lawned gardens, paved patio area and further timber shed.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an early viewing appointment is recommended so as not to miss out on this superb contemporary home.



GROUND FLOOR
APPROX. FLOOR
AREA 98.3 SQ.M.
(1058 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 38.4 SQ.M.
(413 SQ.FT.)

TOTAL APPROX. FLOOR AREA 136.7 SQ.M. (1471 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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