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Petty  
Real™

5 Cairns Close  
Barrowford  
BB9 6RW



## For Sale

- Substantial family home
- Exclusive cul-de-sac
- 2 Large reception rooms
- Conservatory
- Dining kitchen & utility

## Offers In The Region Of £435,000

- 4 Bedrooms
- En-suite & 4-pce bathroom
- Underfloor heating
- Double garage
- Large South facing garden





\*\*\* NO CHAIN \*\*\*

Located in the popular Warren Drive development off Wheatley Lane Road, this deceptively spacious four bedroom detached home is located in an exclusive cul-de-sac and within a substantial corner plot and in our opinion requires an internal inspection for its size and quality to be fully appreciated.

There is an impressive galleried hallway as you go into the property, two substantial reception rooms and conservatory overlooking the South/East facing garden to the rear, dining kitchen and utility room leading through to a substantial double garage. There is also a fourth bedroom currently used as a study/snug.

At first floor level is the master bedroom with fitted bedroom furniture and en-suite shower room, two further double bedrooms, one of which has fitted bedroom furniture, and a house bathroom.

Throughout the property the sanitary ware has been replaced to the main bathroom, there is a Jacuzzi Air bath, contemporary heated towel rails and a superb walk in shower to the en-suite.

The tiled flooring throughout the bathrooms has underfloor heating and this has also been added to the conservatory.

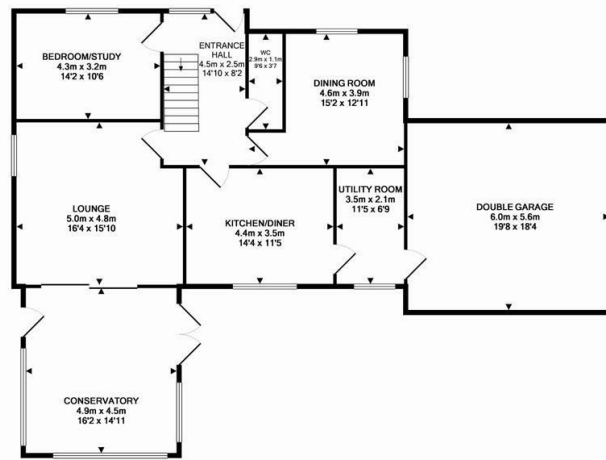
This superb family home will appeal to those wanting to be within walking distance of all the bars, bistros and boutiques that the in-vogue village of Barrowford has to offer yet on the edge of open countryside and Pendle Witch Country.

The M65 motorway is within a ten minute drive which connects to the major conurbations of the North West, Manchester and Preston, making these areas easily commutable.

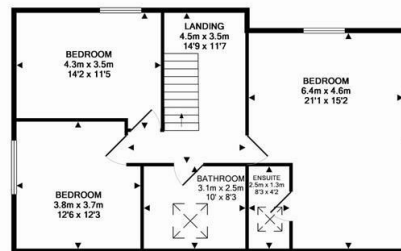
Externally the property has a substantial driveway, deceptively large South/East facing garden which will provide a safe environment for children playing.

This is an excellent opportunity to purchase a deceptively spacious family home.

"Don't miss out".

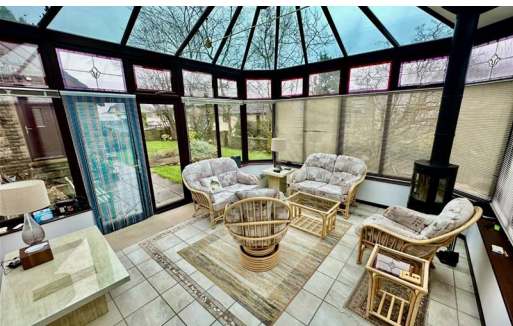


GROUND FLOOR  
APPROX. FLOOR  
AREA 144.5 SQ.M.  
(1555 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 77.3 SQ.M.  
(832 SQ.FT.)

TOTAL APPROX. FLOOR AREA 221.7 SQ.M. (2387 SQ.FT.)  
Whilst every effort 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 misstatement. 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 is given for their operability or efficiency can be given.  
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