## Petty Real

## 303 Gisburn Road Barrowford BB9 6AU









## For Sale

- · Stunning semi detached home
- · Sought after location
- Ideal for a family
- Entrance hallway & lounge
- Fabulous open plan living, dining kitchen with multifuel woodburner













## £385,000

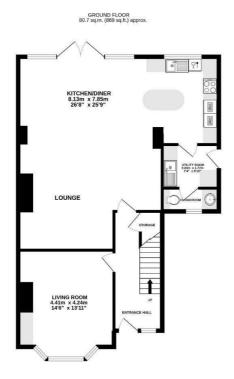
- Utility room & cloak room
- · Three bedrooms
- Modern four piece bathroom
- · Beautiful garden to the rear
- Driveway for 3/4 cars

A truly stunning three bedroomed semi detached property located on the outskirts of the popular village of Barrowford perfect for the growing family. This beautiful home is not to be missed and an early viewing appointment is advisable.

The property's accommodation briefly comprises to the ground floor, entrance hallway, spacious bay fronted lounge to the front having a multitude of uses. To the rear of the property the owners have achieved an effortless transition from kitchen to separate dining and lounge area seamlessly linked; they deliver a much-sought, family living space with French patio doors to the garden. The stunning kitchen has a centre island, soft close cabinetry, and houses a wealth of integrated appliances including oven, induction hob, dishwasher and fridge freezer, onyx work surfaces, Karndean flooring provides both a practical and luxurious finish. Completing the ground floor accommodation is a useful utility room & two piece cloak room.

To the first floor is a landing and there are two excellent sized double bedrooms and good sized single. The master bedroom has a wealth of fitted wardrobes. Completing the first floor accommodation is a stunning contemporary 4-piece bathroom suite which comprises: a vanity sink with a waterfall mixer tap, push button w.c, bath with a centre waterfall mixer tap, shower enclosure with mixer shower, and fully tiled walls and flooring providing a luxurious yet practical finish.

Externally to the front is a driveway providing ample off road parking for 3/4 cars. To the rear is a large enclosed mainly laid to lawn garden with paved patio area and pathways, mature trees, shrubs, flower beds and storage two sheds. Built in wood store.





TOTAL FLOOR AREA: 128.3 sq.m. (1381 sq.ft) approx.
White every actings has been made to number accusery of the Rospian contained here, measurement of doors, vindous, forms and any short mark are approximate and no registrability is taken for any error, prospective purchases. The environ, systems and appliances shown have not been tested and no guisance as the sax to their operations of the purchases. The sax to their operations of entirency can be given.







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