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7 Linton Gardens
Barrowford
BB9 8RG



For Sale

Price £365,000

- Stunning detached property
- Established and sought after development
- Ideal for a growing family
- Lounge
- Modern dining kitchen with appliances

- Snug / Office
- Utility room & cloak room
- Three double bedrooms
- Stunning bathroom
- Driveway & Gardens



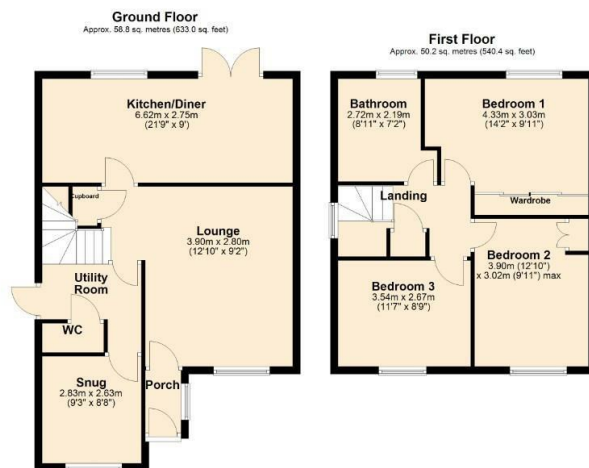
This stunning executive detached dwelling is situated in a highly sought-after residential development, ideal for growing families and within walking distance of Barrowford village amenities. With spacious accommodation over two floors and modern comforts throughout, it is thoughtfully designed to cater to contemporary living needs.

The ground floor features an entrance porch, a generously sized lounge with a living flame gas fire, and a modern dining kitchen equipped with integrated AEG appliances, including an oven, induction hob, combi microwave/oven, fridge freezer, additional freezer, sink unit, and dishwasher. Patio doors open to the rear garden, while the converted garage offers additional versatile living space, currently used as a snug or home office. A utility room and a downstairs WC add further practicality.

Upstairs, the landing includes a built-in storage cupboard and leads to three spacious double bedrooms. The main bedroom benefits from bespoke fitted wardrobes by Sharps, providing excellent storage. The luxurious family bathroom features a Villeroy & Boch four-piece suite with a paneled bath, shower enclosure, floating vanity hand wash basin, and low-level WC. Fully tiled, the bathroom offers a practical yet elegant finish complemented by a dual-fuel heated towel rail.

Externally, the property boasts a front garden mainly laid to lawn and a driveway, while the private south-facing rear garden features a patio, rockery, waterfall, pond, and decked area—ideal for relaxation or entertaining.

Additional benefits include UPVC double glazing, gas-fired central heating, and an EV charging point. This exceptional home combines comfort, practicality, and luxury in a prime Barrowford location. and the delightful garden creates a perfect retreat for enjoying the outdoors.



Total area: approx. 109.0 sq. metres (1173.4 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp



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