

Because life is

PettyTM
Real

25 Holmefield Gardens
Barrowford
BB9 8NW



For Sale

£260,000

- Spacious end-townhouse
- 3/4 Bedrooms
- Ideal for a growing family
- Hallway & utility room
- Lounge

- Fully fitted dining kitchen
- House bathroom & en-suite
- Driveway & garage
- Large garden to the side and rear
- No chain



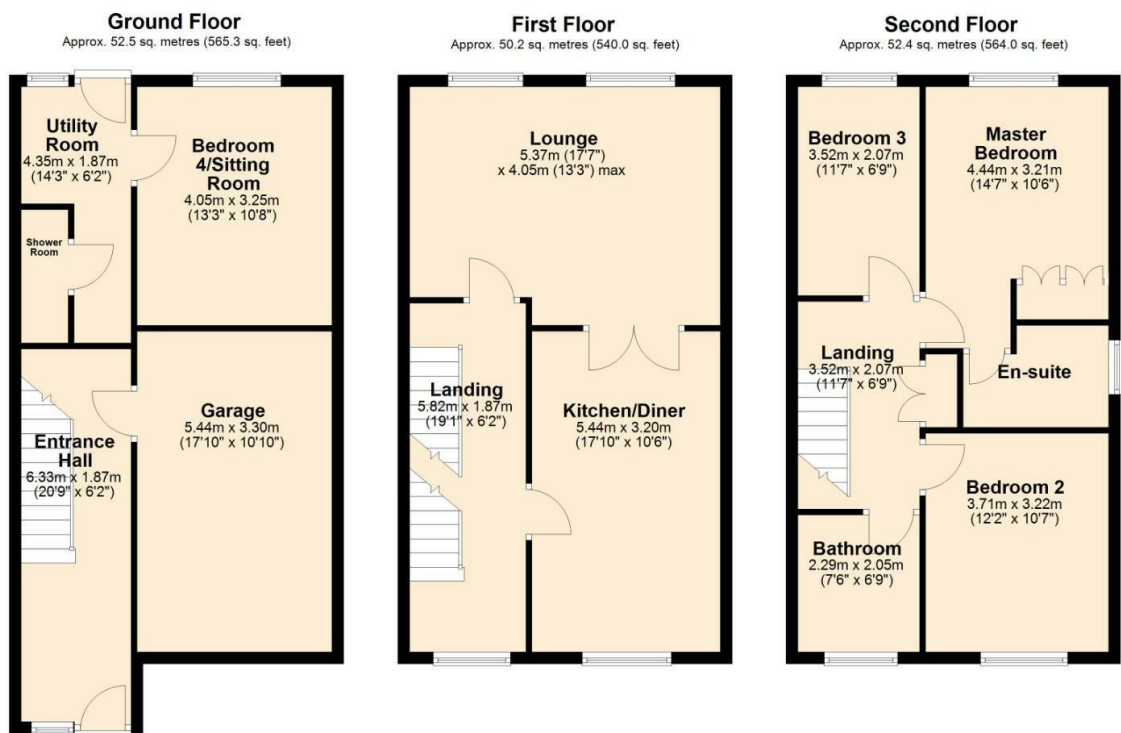
Set within an established and highly sought-after development in the heart of the picturesque Pendleside village of Barrowford, this superb property offers the perfect blend of convenience and modern living. Within walking distance of the village's excellent amenities and just a short drive from the M65 motorway, it provides easy access to nearby towns and cities.

Arranged over three floors, the accommodation is designed for versatile family living. The ground floor features an inviting entrance hallway, accessed via a composite door, with stairs leading to the upper floors. A door provides internal access to the integral garage, while to the rear, a well-appointed utility room and a useful shower room complement the adjacent double bedroom, making it an ideal space for guests or multi-generational living.

The first floor boasts a stunning open-plan living, dining, and kitchen area. The bright and airy living space overlooking the rear garden, while the fitted kitchen is fitted with an extensive range of wall, base, and drawer units, complemented by contrasting work surfaces and splash backs. Integrated appliances include a gas hob, oven, microwave, dishwasher, and fridge, ensuring both functionality and contemporary appeal.

The second floor offers further well-proportioned accommodation, comprising two generous double bedrooms, including a master with an en-suite shower room, a spacious single bedroom, and a sleek family bathroom fitted with a three-piece suite, including a low-level WC, pedestal wash basin, and panelled bath with overhead shower.

Externally, the property benefits from ample off-road parking to the front, while the rear larger than average garden provides a superb outdoor space, perfect for entertaining or unwinding in a private and peaceful setting.



Total area: approx. 155.1 sq. metres (1669.3 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.