



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	40		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Woods Brow, Balderstone, BB2 7LG

Offers Over £499,950

A SUPERB, SPACIOUS MID TERRACE BARN CONVERSION

Welcome to this charming mid terrace barn conversion located in the picturesque Woods Brow, Balderstone. This delightful property boasts not only two reception rooms but also four generously sized bedrooms, a study and 3 bathrooms, providing an abundance of space for a growing family.

This characterful home offers a unique blend of modern amenities and rustic charm. Spread over three floors, this property provides a spacious living environment perfect for family gatherings and entertaining guests.

One of the highlights of this home is the large dining kitchen, ideal for preparing delicious meals and creating lasting memories with loved ones. The property also features good-sized front and rear gardens, offering a tranquil outdoor space to relax and unwind.

Situated in a semi-rural location, this home provides a peaceful retreat from the hustle and bustle of city life while still offering easy access to major commuter routes along the A59. This makes it a perfect choice for those seeking a balance between countryside living and urban convenience.

Woods Brow, Balderstone, BB2 7LG

Offers Over £499,950



- Impressive Mid Terrace Barn Conversion
- Contemporary Fitted Dining Kitchen
- Off Road Parking and Detached Garage
- EPC Rating E
- Four Bedrooms
- Bursting with Charm
- Tenure Freehold
- Three Bathrooms
- Countryside Surroundings
- Council Tax Band F

Ground Floor

Entrance Hallway

9'10 x 6'6 (3.00m x 1.98m)

Composite double glazed stable front door, doors leading to WC, storage cupboard, built-in storage housing hot water cistern and open access to kitchen.

WC

6'8 x 3'8 (2.03m x 1.12m)

Low base WC, vanity top wash basin with mixer tap, extractor fan, part tiled elevations and tiled flooring.

Dining Kitchen

17 x 13'10 (5.18m x 4.22m)

Two hardwood double glazed windows, central heating radiator, range of wall and base units, granite worktops, centre island with breakfast bar, Belfast sink with high spout mixer tap, Flavel Milano 100 range cooker with seven ring gas hob and extractor hood, glass splashback, integrated microwave, dishwasher and washing machine, television point, built-in speakers, spotlights, exposed beam, tiled flooring and doors leading to two reception rooms.

Reception Room One

20'4 x 13'10 (6.20m x 4.22m)

Two central heating radiators, multifuel log burning stove with stone hearth, television point, double doors to reception room two and UPVC double glazed French doors to rear.

Reception Room Two

17 x 13'10 (5.18m x 4.22m)

Hardwood double glazed window, central heating radiator, television point, spotlights and stairs to first floor.

First Floor

Landing

Hardwood double glazed window, vaulted ceiling, wood effect laminate flooring, stairs to second floor, doors leading to three bedrooms and bathroom.

Bedroom One

12'8 x 11'6 (3.86m x 3.51m)

Hardwood double glazed window, central heating radiator, half-vaulted ceiling, television point, spotlights and door to en suite.

En Suite

7'6 x 3'9 (2.29m x 1.14m)

Low base WC, vanity top wash basin with mixer tap, direct feed shower enclosed, fully tiled elevations, extractor fan and tiled flooring.

Bedroom Two

16 x 11'9 (4.88m x 3.58m)

Half-vaulted ceiling, exposed beams, spotlights, fitted wardrobes and door to walk-in wardrobe.

Walk-in Wardrobe

11'4 x 3'10 (3.45m x 1.17m)

Bedroom Three

12 x 11'5 (3.66m x 3.48m)

Hardwood double glazed window, central heating radiator, half-vaulted ceiling, television point, spotlights and fitted wardrobes.

Bathroom

10'10 x 7'1 (3.30m x 2.16m)

Low base WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap, enclosed direct feed rainfall shower with rinse head, spotlights, extractor fan, fully tiled elevations and tiled flooring with underfloor heating.

Second Floor

Landing

Door to study.

Study

12'5 x 11'9 (3.78m x 3.58m)

Double glazed Velux window, central heating radiator, doors leading to bedroom three and shower room.

Shower Room

7'10 x 6'3 (2.39m x 1.91m)

Low base WC, vanity top wash basin with mixer tap, direct feed shower enclosed, extractor fan, spotlights, fully tiled elevations and tiled flooring.

Bedroom Four

17'9 x 11'10 (5.41m x 3.61m)

Hardwood double glazed window, double glazed Velux window, exposed beams, fitted wardrobes, under eaves storage and television point.

Exterior

Rear

Enclosed garden with laid to lawn, paved patio, decking and stone chippings.

Front

Laid to lawn garden, paving, stone chippings, off road parking for approximately four vehicles and access to detached stone built garage.

Garage

18'5 x 8'8 (5.61m x 2.64m)

Power, lighting, water points, hardwood door to rear and up and over garage door.



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