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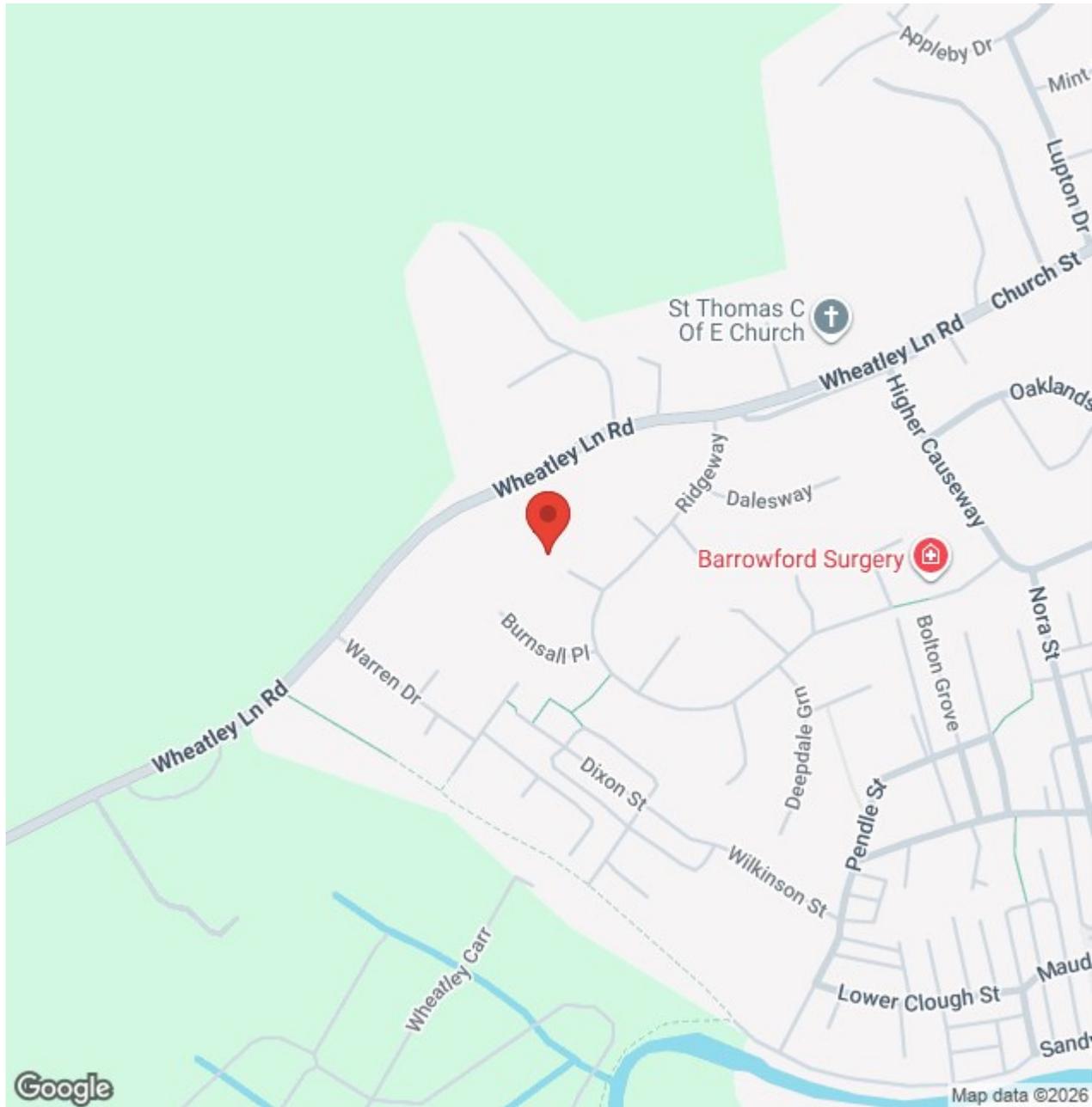
## Airton Garth, Barrowford

£475,000

- Highly regarded Wheatley Springs estate
- Spacious three-bedroom home on a large corner plot
- Stunning dining kitchen and garden room
- En-suite shower room to the principal bedroom
- Integral garage with utility area and internal access
- Quiet cul-de-sac position in a sought-after Barrowford location
- Available with No Chain Delay

Situated on the highly regarded Wheatley Springs estate in the heart of Barrowford, this beautifully presented three-bedroom detached home occupies a quiet cul-de-sac position and offers spacious, well-balanced accommodation ideal for modern family living. The property has been thoughtfully maintained and improved throughout, featuring a stunning garden room overlooking the rear garden, a generous dining kitchen, and a versatile integral garage incorporating a practical utility area with internal access. Externally, the home enjoys well-kept gardens, driveway parking and a pleasant, private outlook, creating a home that is ready to move straight into. The location is a particular highlight, with St Thomas' Church and the Ofsted-rated Outstanding St Thomas' Primary School both within comfortable walking distance, making this an excellent choice for families. Barrowford village is also close at hand, offering a range of independent shops, cafés and amenities, along with easy access to countryside walks and excellent transport links, reinforcing Wheatley Springs' reputation as one of the area's most desirable residential locations.







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## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALLWAY

A welcoming and well-proportioned entrance hallway sets the tone on arrival, finished in a clean, modern style with attractive wood-effect flooring that flows through the main living areas. The space feels bright and airy, benefitting from natural light via the front door glazing, and provides excellent access to all principal rooms within the bungalow.

#### LIVING ROOM 13'10" x 20'2" (4.23m x 6.17m)

A spacious and beautifully private living room enjoying a peaceful outlook over the surrounding gardens, creating a calm and secluded setting. The room is filled with natural light through large uPVC double glazed windows and features an attractive fireplace as a central focal point, while offering ample space for a variety of furniture layouts. Soft neutral décor enhances the sense of space, and the room flows seamlessly through to the adjoining garden room, providing an excellent connection between indoor and outdoor living.

#### GARDEN ROOM 20'3" x 10'9" (6.19m x 3.29m)

A superb and versatile garden room enjoying panoramic views over the beautifully maintained gardens, creating a bright and tranquil space to relax or entertain year-round. Featuring extensive glazing and a glazed roof that floods the room with natural light, this wonderful addition seamlessly connects the living accommodation to the outdoors, with double doors opening directly onto the patio and garden beyond. Offering ample space for both seating and dining areas, it's an ideal spot to enjoy the privacy of the plot and the peaceful surroundings of this desirable cul-de-sac setting.

#### DINING KITCHEN 18'9" x 13'4" (5.72m x 4.07m)

A superb and stylish dining kitchen positioned to the rear of the

property, fitted with a comprehensive range of cream wall and base units complemented by granite work surfaces and under-unit lighting. The kitchen is centred around a generous island with additional storage, incorporating a Neff four-ring induction hob with integrated extraction, along with Neff oven, grill and dishwasher, and ample space for an American-style fridge/freezer. Finished with tiled flooring, recessed spot lighting and a Blanco under-mounted sink with chrome mixer tap, the space also offers plenty of room for a dining table and chairs. Large uPVC double glazed windows and a sliding patio door provide excellent natural light and direct access to the rear garden, with further access through to the integral garage.

#### BEDROOM ONE 11'3" x 11'5" (3.44m x 3.48m)

A generous and well-presented double bedroom enjoying a pleasant outlook and benefitting from a range of fitted wardrobes providing excellent storage. The room is finished in a light, neutral style with soft carpeting and ample space for bedroom furniture, creating a comfortable and relaxing retreat. Further enhanced by direct access to a modern en-suite shower room, this bedroom offers both privacy and convenience, making it an ideal principal bedroom within the home.

#### EN-SUITE SHOWER ROOM 12'2" x 3'10" (3.71m x 1.18m)

A contemporary and well-appointed en-suite shower room finished with stylish tiled walls and flooring, creating a sleek and modern feel. The suite comprises a walk-in shower with rainfall shower head and glass screen, wall-mounted wash basin with chrome mixer tap, low-level WC and a heated chrome towel radiator. Additional features include recessed ceiling lighting and a frosted uPVC double glazed window, providing both natural light and privacy.

#### BEDROOM TWO 8'2" x 11'9" (2.49m x 3.60m)

A well-proportioned double bedroom enjoying a bright and airy feel, benefitting from fitted wardrobes that provide excellent storage. Finished in a neutral style with soft carpeting, the room offers ample space for bedroom furniture and is well suited for use as a guest bedroom or additional principal bedroom. A uPVC double glazed window allows plenty of natural light and offers a pleasant outlook.

#### BEDROOM THREE 12'0" x 5'8" (3.67m x 1.73m)

A versatile third bedroom, currently utilised as a home office, offering a bright and comfortable space with a uPVC double glazed window providing natural light. Finished in a neutral style with soft carpeting, the room is ideal for use as a child's bedroom, guest room or study, making it well suited to modern home-working requirements.

#### BATHROOM 6'0" x 8'0" (1.84m x 2.44m)

A stylish and contemporary family bathroom finished with modern white tiling and contrasting feature detailing. The suite comprises a panelled bath with glass shower screen and wall-mounted shower, vanity wash basin with chrome mixer tap, low-level WC and a heated chrome towel radiator. Recessed ceiling lighting and a frosted uPVC double glazed window provide a bright yet private space, completing this well-appointed family bathroom.

#### INTEGRAL GARAGE 9'11" x 19'4" (3.04m x 5.90m)

A superb and highly versatile integral garage offering excellent additional space, currently arranged to incorporate a practical utility area. Fitted with a range of base units, work surfaces and sink, the room provides ample space and plumbing for laundry appliances, along with extensive storage solutions. The garage benefits from internal access to the kitchen, an up-and-over garage door to the front, and a further door leading directly out to the rear garden, making it an incredibly useful space for everyday family living.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/airton-garth-barrowford>

#### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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## OUTSIDE

Occupying a generous plot, the property is set back behind a driveway providing ample off-road parking and access to the integral garage, with a well-maintained front garden enhancing the kerb appeal. To the rear is a substantial and private garden offering excellent space for families and entertaining, featuring patio seating areas, a level lawn, two ponds and established planting. The garden further benefits from a summer house and greenhouse, both with electricity, along with a garden shed and an outside tap, creating a highly practical and versatile outdoor space ideal for hobbies, gardening and relaxation.



Approximate total area<sup>(1)</sup>

1458 ft<sup>2</sup>

135.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Ground Floor Building 1





# Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. 01282 560024