

Because life is

Petty
Real™

Walton Church Meadows
Barrowford
BB9 6QS



For Sale

£314,995

- Sought After Location
- New Development
- Integral Garage
- 3 Bedrooms
- En-Suite to Master Bedroom
- Handy Utility Room
- Open Kitchen Diner With Patio Doors
- Spacious Lounge
- Solar Panels
- 10-Year NHBC Warranty



Plot 14 - Walton

Discover modern living at its finest in this beautifully designed three-bedroom townhouse, part of an exciting new development in the desirable village of Barrowford, brought to you by McDermott Homes.

Set over three floors, this thoughtfully designed home offers spacious and flexible accommodation ideal for families, professionals, or those looking for contemporary living in a sought-after location.

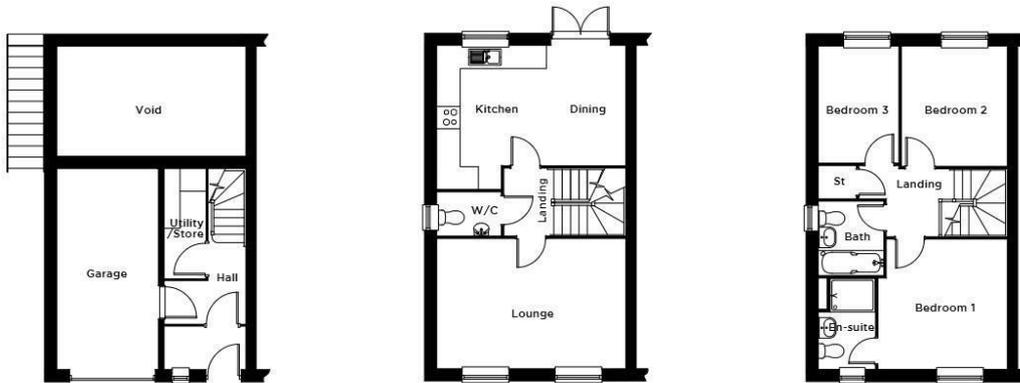
The lower ground floor welcomes you with an entrance hall leading to an integral garage and a practical utility room, providing excellent storage and laundry space while keeping the main living areas clutter-free.

On the ground floor, the property opens up to the landing which leads to a bright and comfortable lounge, perfect for relaxing or entertaining. To the rear, the stylish dining kitchen offers modern units and ample space for both cooking and dining, creating a sociable hub of the home. Patio doors lead out to the rear garden. A convenient WC completes this floor.

The first floor hosts three well-proportioned bedrooms, including a generous main bedroom with its own en-suite shower room. Two further bedrooms provide flexibility for family members, guests, or a home office, and are served by a contemporary three-piece family bathroom comprising a basin, toilet, and bath.

Built to McDermott Homes' high standards, this property combines modern design, quality finishes, and energy efficiency, all within easy reach of local amenities, beautiful countryside walks, and excellent transport links.

THE WALTON
3 Bedroom Semi Detached Home



LOWER GROUND FLOOR

GARAGE	2.64m x 5.39m	8'8" x 17'8"
UTILITY / STORE	1.08m x 2.92m	3'7" x 9'7"

GROUND FLOOR

LOUNGE	4.98m x 3.45m	16'4" x 11'4"
KITCHEN / DINING	4.98m x 3.83m	16'4" x 12'7"
W/C	1.68m x 1.16m	5'6" x 3'10"

FIRST FLOOR

BEDROOM 1	3.40m x 3.42m	11'2" x 11'3"
EN-SUITE	1.49m x 2.42m	4'11" x 7'11"
BEDROOM 2	2.78m x 3.18m	9'2" x 10'5"
BEDROOM 3	2.11m x 3.10m	6'11" x 10'2"
BATH	1.70m x 1.97m	5'7" x 6'6"

Please note: All sizes shown are Maximum room dimensions and exclude wardrobes



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.