

# Property Details

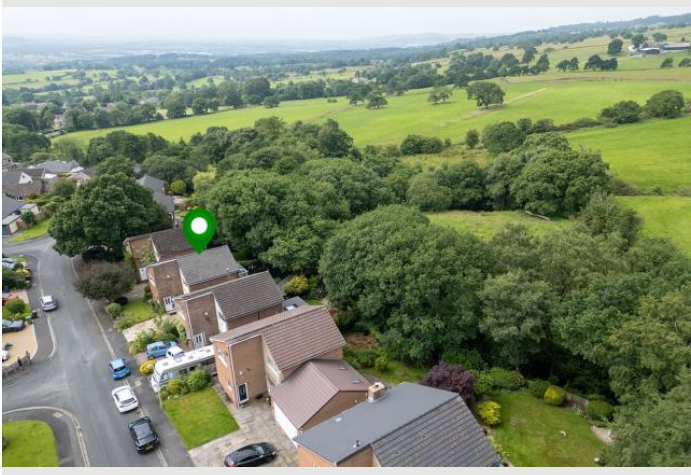
14, Acresbrook Road, Higham,  
Lancashire, BB12 9BY

OIRO £425,000



# Property Photos

14, Acresbrook Road, Higham, Lancashire, BB12 9BY



Creation Date  
**28/05/2026**

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# Property Floor Plans

14, Acresbrook Road, Higham, Lancashire, BB12 9BY



Total area: approx. 159.8 sq. metres (1719.7 sq. feet)

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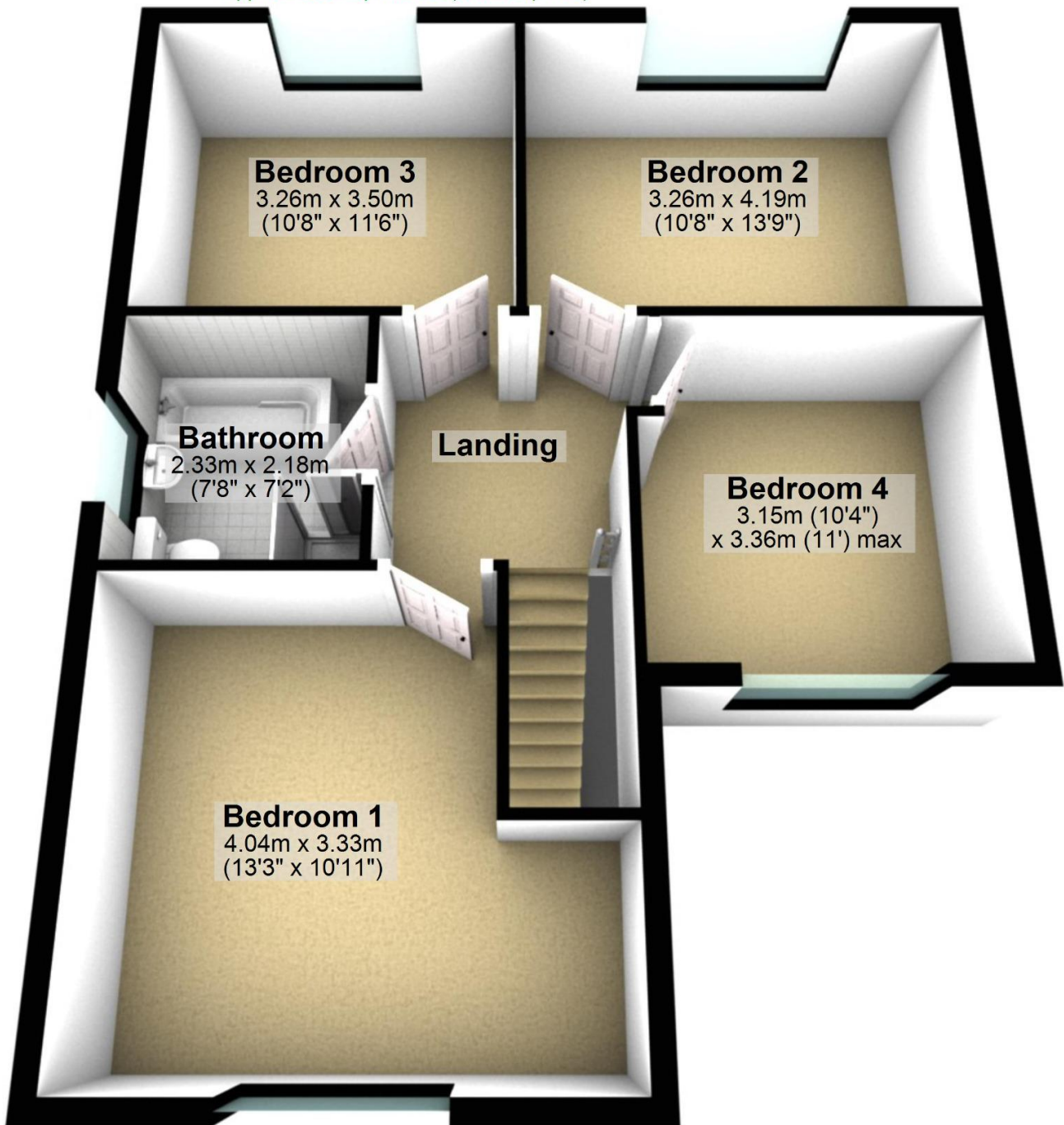
**28/05/2026**

# Property Floor Plans

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## First Floor

Approx. 65.0 sq. metres (699.5 sq. feet)



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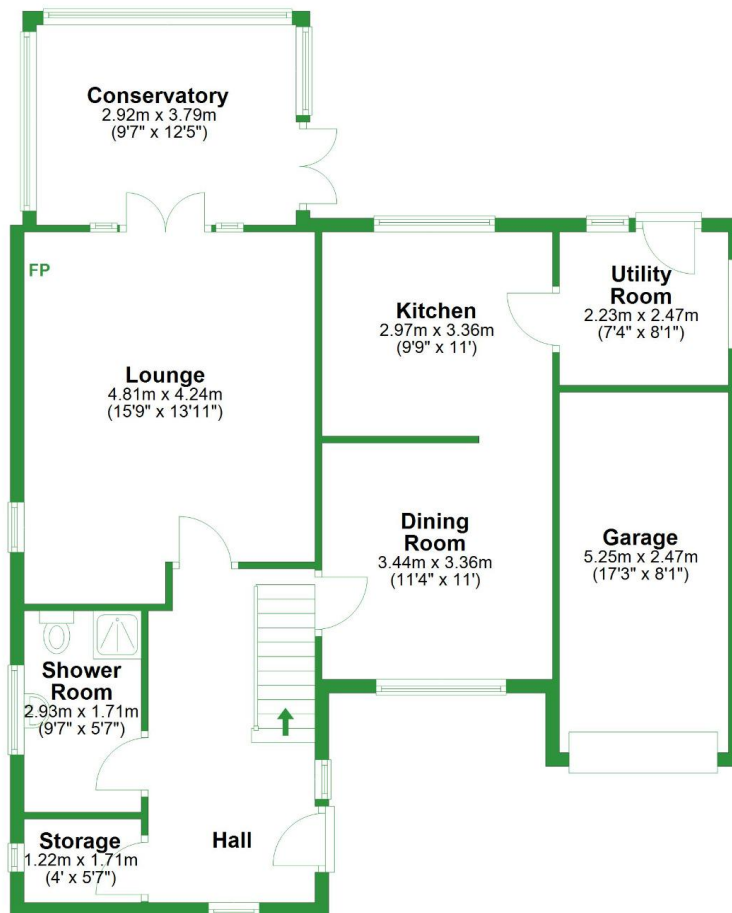
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# Property Floor Plans

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## Ground Floor

Approx. 94.8 sq. metres (1020.2 sq. feet)



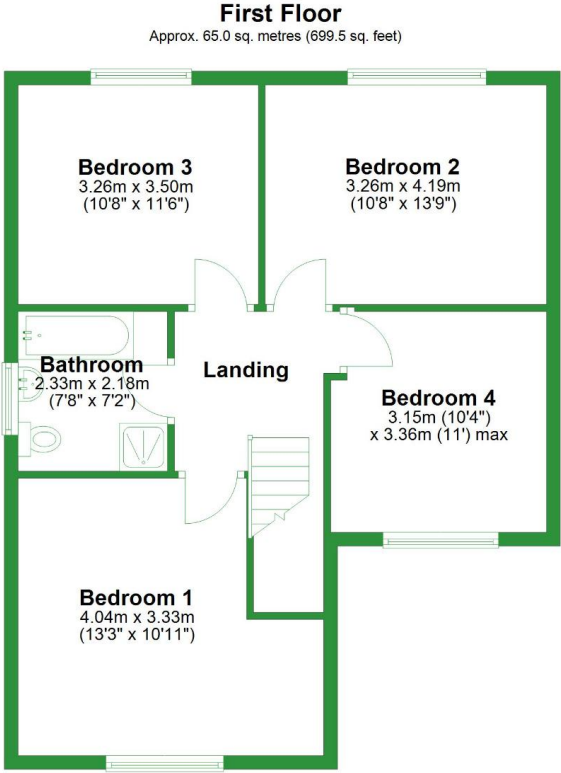
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# Property Info

14, Acresbrook Road, Higham, Lancashire, BB12 9BY

## Property Type

House

## Property Style

Detached

## Bedrooms

4

## Bathroom

2

## Receptions

2

## Tenure Type

Freehold

## Floor Area

1719

## Agency Type

Sole

## Parking

Drive

## Type

Sales

## Electricity

Mains Supply

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# Property Info

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## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Gas Central

## Broadband

FTTC, FTTP

## Accessibility

-

## Restrictions

-

## Condition

Good

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

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# Property Info

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## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

OIRO

## Price

£425,000

## Land Size

-

## Age of Property

-

## Year Built

1975

## New Home

No

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# Property Features

14, Acresbrook Road, Higham, Lancashire, BB12 9BY

## Feature 1

Four Generously Sized Bedrooms

## Feature 2

Detached With Driveway And Garage To The Front

## Feature 3

Private Rear Garden With A Studio

## Feature 4

Shower Room Located Downstairs

## Feature 5

Multiple Reception Rooms

## Feature 6

Family Bathroom Upstairs

## Feature 7

Quiet Location In Higham

## Feature 8

Local Park Within Walking Distance

## Feature 9

Perfect Family Home

## Feature 10

Great Access To Padiham And Barrowford For Amenities

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# Property Description

14, Acresbrook Road, Higham, Lancashire, BB12 9BY

## Spacious Family Home in Popular Higham Location

Spacious Family Home in Popular Higham Location

### Key Features

- Four-bedroom detached family home in the sought-after village of Higham
- Spacious and versatile accommodation ideal for growing families
- Large lounge opening into the conservatory, creating an excellent entertaining and living space
- Separate dining room perfect for family meals and hosting guests
- Well-proportioned kitchen with adjoining utility room
- Ground floor shower room and practical boot room
- Four generously sized bedrooms on the first floor
- Family bathroom featuring both a bath and a separate shower
- Insulated garden studio ideal for home working, hobbies or teenagers' space
- Additional outbuilding providing useful storage or workshop potential
- Front garden, private driveway and garage offering ample parking
- Rear patio and gravelled seating area perfect for outdoor entertaining
- Open protected countryside to the rear offering a lovely rural outlook
- Convenient access to local amenities, schools and transport links
- Close to countryside walks and surrounding rural scenery
- A superb opportunity to purchase a spacious and flexible family home

This four-bedroom detached home on Acresbrook Road offers plenty of space for modern family life, both inside and out. Situated in the sought-after village of Higham, the property is ideally placed for access to local amenities, well-regarded schools, countryside walks and excellent transport links, making it a perfect choice for growing families.

On the ground floor, there's a large lounge leading into the conservatory, a separate dining room, and a kitchen. You'll also find a useful utility room, a downstairs shower room, and a boot room. Upstairs, there are four good-sized bedrooms and a family bathroom featuring both a bath and a separate shower.

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Outside, the property has a front garden and a driveway with a garage. To the rear, there's a patio and gravel area, an outbuilding, and steps leading down to a separate insulated garden studio. Beyond the rear garden is protected open countryside, providing an attractive rural backdrop and added privacy.

From the Agent's Perspective:

This is a fantastic opportunity for anyone looking for a detached home in Higham. The layout is incredibly practical and perfectly suited to family living, with flexible spaces for entertaining, working from home or simply relaxing together. The garden studio is a real bonus, ideal as a home office, hobby room or teenagers' space. Combined with the village's popular location, nearby amenities and community feel, this really is a perfect family home.

Additional Information

Tenure- Freehold

Council tax band - E

Heating- Gas central heating

Electric- Mains

Drainage - Mains

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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