



Hilton &
Horsfall

BB9 6RR

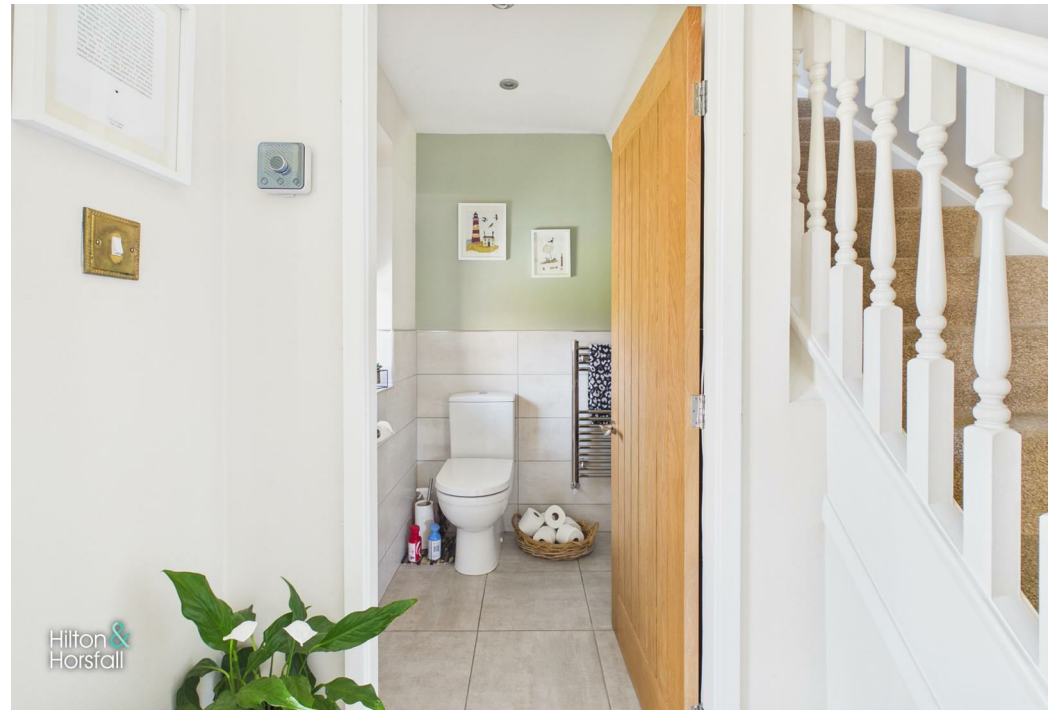
Applegarth, Barrowford

Offers In The Region Of £495,000

- Detached family home in a highly desirable location
- Four well-proportioned bedrooms (principal with ensuite)
- Spacious living room with open access to dining room
- Modern breakfast kitchen with separate utility/laundry room
- Versatile games room / bar ideal for entertaining or home working
- Private rear garden, driveway parking and garage

This beautifully presented and spacious family home offers a superb blend of modern living and versatile accommodation throughout. Upon entering, you are welcomed by a bright and inviting hallway leading to a generous living room, which flows seamlessly through an open archway into the dining room—perfect for both everyday living and entertaining. The stylish breakfast kitchen is a real standout feature, offering ample workspace and storage, along with a designated dining area. A separate utility/laundry room, ground floor WC, and a fantastic additional reception room currently used as a games room/bar further enhance the practicality and flexibility of the ground floor. To the first floor, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom with its own modern ensuite shower room. The remaining bedrooms are served by a contemporary family bathroom, all finished to a high standard. Externally, the property benefits from a private rear garden, ideal for relaxing or entertaining, along with a garage and off-road parking. Located in a highly desirable area close to local amenities, schools, and transport links, this home is perfectly suited for growing families seeking both space and convenience.





Lancashire

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GROUND FLOOR

HALLWAY 7'0" x 6'1" (2.14m x 1.87m)

A welcoming and well-presented entrance hallway with a composite front door featuring decorative glazed panels, allowing plenty of natural light to flow through. The space is finished with neutral décor and quality flooring, with a staircase leading to the first floor and access through to the main living accommodation, creating a bright and inviting first impression of the home.

WC 5'4" x 6'11" (1.63m x 2.13m)

A useful ground floor two-piece suite comprising a low level WC and wash hand basin, finished with part tiled walls and complementary flooring. The space is well presented and conveniently located off the entrance hallway.

LIVING ROOM 12'0" x 19'9" (3.67m x 6.03m)

A spacious and beautifully presented living room featuring a large bay window to the front elevation, allowing for an abundance of natural light. The room is centred around an attractive feature fireplace, creating a cosy focal point, whilst the generous proportions comfortably accommodate a range of furniture. An open archway leads through to the dining room.

DINING ROOM 11'11" x 12'4" (3.65m x 3.77m)

A spacious and well-presented dining room offering ample space for a large family dining table, ideal for both everyday use and entertaining. The room benefits from an abundance of natural light via French doors opening out to the rear garden, creating a seamless indoor-outdoor feel. Open access through to the living room enhances the flow of the home, making this a versatile and sociable space.

BREAKFAST KITCHEN 11'1" x 19'10" (3.39m x 6.07m)

A stunning, modern breakfast kitchen fitted with a range of sleek wall and base units complemented by quality work surfaces and integrated appliances, including double ovens. The space is beautifully finished with contemporary flooring and recessed ceiling lighting, whilst a central island provides additional preparation space and casual seating. A defined dining/breakfast area sits to the rear, enjoying views over the garden, with direct access through stylish glazed doors, making this a perfect space for everyday family living and entertaining.

LAUNDRY ROOM 9'3" x 5'9" (2.82m x 1.76m)

A practical and well-designed laundry room fitted with a range of modern storage units and integrated appliances, providing excellent space for washing and drying. The room is finished with contemporary flooring and benefits from natural light via a window and external door to the rear, both overlooking and providing access out to the garden.

FIRST FLOOR / LANDING

A bright and spacious first floor landing benefiting from multiple windows allowing plenty of natural light to flow through. The space provides access to all four bedrooms and the house bathroom, with a feature balustrade overlooking the staircase, creating an open and airy feel throughout.

BEDROOM ONE 15'3" x 11'2" (4.65m x 3.41m)

A spacious and well-presented master bedroom benefiting from fitted wardrobes and drawers, providing excellent storage solutions. The room enjoys plenty of natural light via multiple windows, creating a bright and airy feel, whilst comfortably accommodating a double bed and additional furniture. This room also benefits from access through to a private ensuite shower room.

ENSUITE 5'2" x 8'3" (1.58m x 2.52m)

A modern and well-appointed three-piece ensuite comprising a low-level WC, vanity hand wash basin with storage beneath, and a walk-in shower with glass screen and rainfall shower head. The room is fully tiled, complemented by a heated chrome towel radiator and a frosted window allowing for natural light whilst maintaining privacy.

BEDROOM TWO 12'2" x 9'4" (3.72m x 2.85m)

A spacious double bedroom featuring a window to the rear elevation overlooking the garden, allowing for plenty of natural light. The room offers ample space for bedroom furniture and is tastefully presented, making it ideal for family or guests.

BEDROOM THREE 7'11" x 12'4" (2.43m x 3.78m)

A well-proportioned third bedroom with a window to the rear elevation allowing for plenty of natural light, overlooking the garden. The room offers space for a bed and freestanding furniture, making it ideal as a guest bedroom, nursery, or home office.

BEDROOM FOUR 8'10" x 10'1" (2.70m x 3.08m)

A well-presented fourth bedroom with a window to the rear elevation overlooking the garden, providing a pleasant outlook and good natural light. Currently utilised as a home office/guest room, the space offers versatility and can comfortably accommodate a single bed and additional furniture.

BATHROOM 5'8" x 8'2" (1.75m x 2.50m)

A stylish and contemporary three-piece bathroom suite comprising a panelled bath with shower over and glass screen, low-level WC, and a modern vanity hand wash basin with storage beneath. The room is fully tiled and benefits from recessed spot lighting, a heated chrome towel radiator, and a frosted window allowing for natural light whilst maintaining privacy.

DETACHED GARAGE 16'7" x 16'10" (5.08m x 5.15m)

A spacious garage accessed via an up-and-over door, providing excellent storage or secure off-road parking. The space offers power and lighting, making it ideal for a workshop or additional utility use if required.

GAMES ROOM / BAR 7'5" x 16'9" (2.28m x 5.12m)

A fantastic and versatile additional reception space, currently utilised as a

games room and home bar. Offering ample room for entertaining, the space features multiple windows and a door to the rear, allowing in plenty of natural light and providing access to the garden. This adaptable room could easily serve a variety of uses including a home office, gym, or hobby room, depending on individual needs.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/applegarth-bfordbford>

LOCATION

Situated in a desirable residential area, this property enjoys a peaceful setting while remaining conveniently close to local amenities. The surrounding area offers a range of shops, cafes, and well-regarded schools, making it ideal for families. Excellent transport links are nearby, providing easy access to neighbouring towns and commuter routes. The property also benefits from being close to open countryside, perfect for scenic walks and outdoor leisure.

PUBLISHING

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OUTSIDE

To the front of the property is a well-maintained garden alongside a driveway providing off-road parking and access to the garage. To the rear, the property boasts a private and enclosed garden, offering a great space for outdoor relaxation and entertaining. The garden is mainly laid to lawn with patio seating areas, ideal for enjoying the warmer months, along with established planting providing a pleasant outlook.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

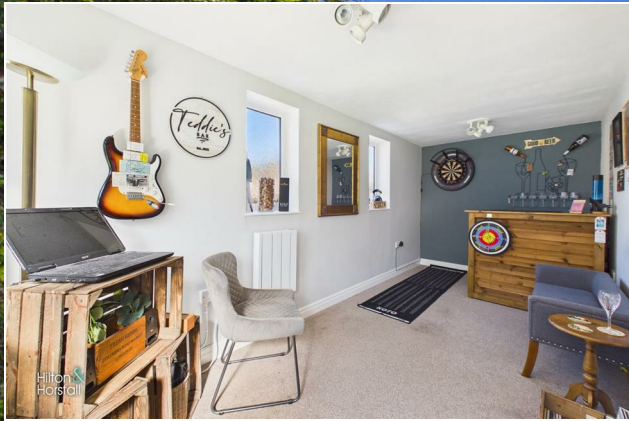
Approximate total area⁽¹⁾

1867 ft²

173.3 m²

(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.



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