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46 Oaklands Avenue
Barrowford
BB9 8QL



For Sale

Price £210,000

- Situated in the heart of Barrowford, close to village amenities
- Beautifully maintained and thoughtfully extended home
- Spacious lounge with stone fireplace and gas stove
- French doors opening onto the lovely rear garden
- Modern kitchen with integrated appliances and breakfast bar
- Conservatory overlooking the garden, ideal for dining or relaxing

- Principal bedroom with fitted wardrobes and dual-aspect windows
- Contemporary bathroom with white three-piece suite and vanity unit
- UPVC double glazing, gas central heating, and off-road parking
- Within walking distance of St Thomas's School and village centre



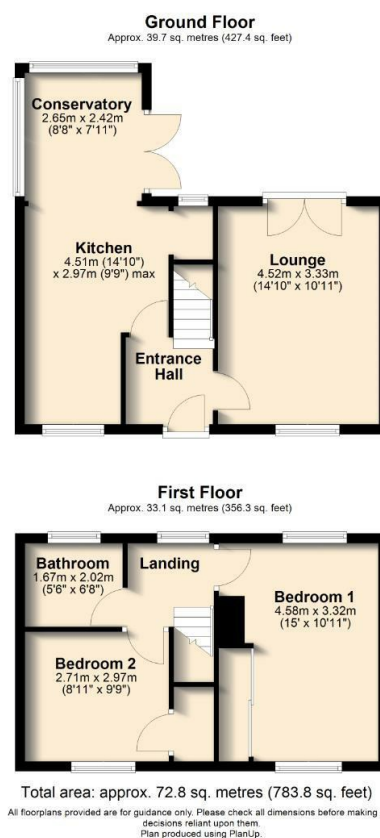
Nestled in the heart of Barrowford, this charming two-bedroom home enjoys a prime position within one of the area's most sought-after residential locations. Just a short stroll from the village centre, residents can enjoy an excellent selection of bars, bistros, and independent boutiques, making it ideal for those seeking both convenience and community.

Beautifully maintained and thoughtfully extended over the years, the property seamlessly combines modern comfort with inviting character. The welcoming entrance hall leads to a spacious lounge, where a stone fireplace with gas stove forms a striking focal point. French doors open directly onto the rear garden, creating a perfect setting for relaxation and entertaining.

The contemporary kitchen is fitted with integrated appliances and a breakfast bar, flowing effortlessly into the dining area and conservatory. Overlooking the garden, this bright and airy space is ideal for family meals or hosting friends.

Upstairs, the principal bedroom benefits from modern fitted wardrobes and dual-aspect windows that fill the room with natural light. The second double bedroom is equally well-presented, while the bathroom features a stylish white three-piece suite with shower over bath and a modern grey vanity unit.

Externally, the home offers a delightful rear garden, UPVC double glazing, gas central heating, and off-road parking. Within walking distance of St Thomas's School and Barrowford's many amenities, this property will appeal to a wide range of buyers seeking a well-positioned and immaculately kept home.



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