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7 Brookbank
Barrowford
BB9 6JE



For Sale

- Stunning end terrace
- Sought after village location
- Walking distance to amenities
- Entrance vestibule and hall
- Two reception rooms

Offers In The Region Of £275,000

- Contemporary kitchen & breakfast area
- Useful cellar
- Three bedrooms plus attic
- Garden forecourt to the front, courtyard to rear
- Viewing recommended



A simply stunning dwelling located in the heart of the village, this three-bedroomed property enjoys a prime position overlooking the picturesque Barrowford Park. Lovingly refurbished to a high standard in recent years, this home is a testament to the care and attention of its current owners. Combining charm, modern amenities, and family-friendly features, it offers the perfect blend of comfort and style. Early viewings are strongly advised to avoid disappointment, as properties of this calibre rarely come to market.

The ground floor layout has been thoughtfully designed to maximize space and functionality. Upon entering, you are greeted by a welcoming entrance vestibule leading to a bright and airy hallway, complete with an open balustrade staircase to the first floor. The open-plan dining room, ideal for hosting family gatherings or entertaining guests, flows seamlessly into the bay-fronted living room. The modern fitted kitchen, featuring breakfast bar seating, is a true highlight, offering both style and practicality for daily living.

Additional versatility is provided by the lower ground floor, which houses a cellar. This area is ideal for storage or could serve as a utility space, offering extra convenience for busy households. Upstairs, the first floor boasts three well-proportioned bedrooms, each thoughtfully finished, and a luxurious four-piece family bathroom. A hidden gem lies on the second floor, where an attic room offers an occasional bedroom or multi-purpose space.

Externally, the property continues to impress. The front elevation features a charming forecourt with steps leading to the entrance, while the rear provides an enclosed yard with the rare benefit of parking space. The outdoor areas are designed to complement the home's modern interior while offering practicality for everyday use.

Located within walking distance of Barrowford's many amenities and a short drive to the M65 motorway, this home is perfect for commuters and families alike.



Total area: approx. 161.1 sq. metres (1734.1 sq. feet)
All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.



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