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19 Appleby Drive  
Barrowford  
BB9 6EX



## For Sale

Price £240,000

- Attractive dormer bungalow in a sought-after Barrowford location
- Bright and comfortable lounge
- Fitted kitchen with ample units and work surfaces
- Modern three-piece shower room
- Ground floor double bedroom

- Additional single bedroom ideal as a study or guest room
- First-floor dormer bedroom offering privacy
- Front and rear gardens with outdoor potential
- Driveway and garage, with scope for further dormers/development
- No onward chain





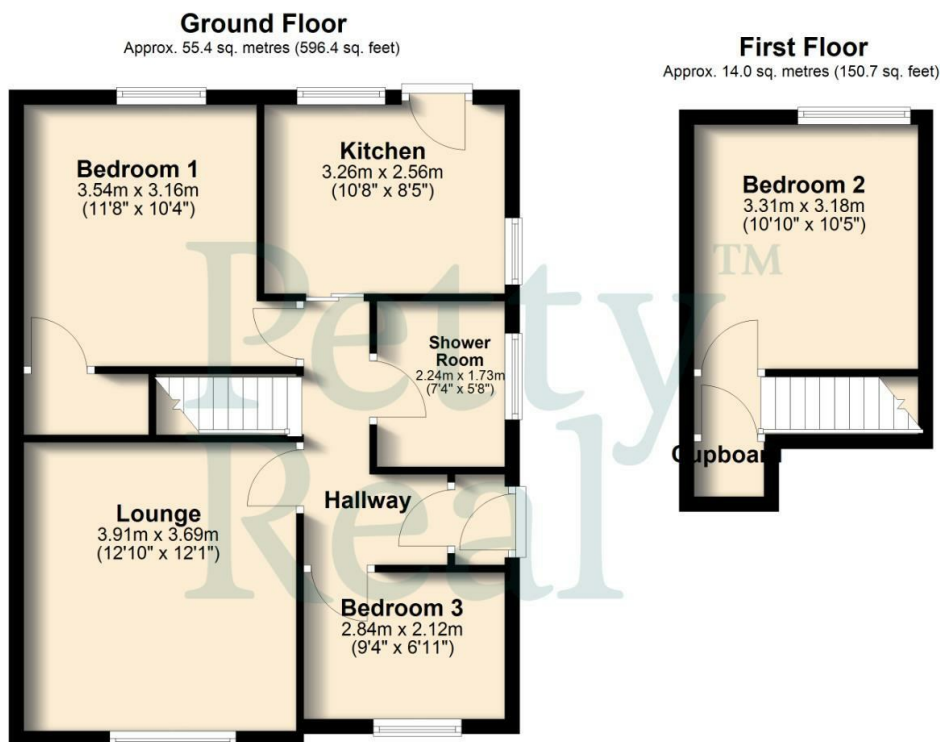
Located in a highly desirable residential area of Barrowford, this appealing dormer bungalow on Appleby Drive offers versatile living accommodation suited to a wide range of purchasers. Positioned within easy reach of local amenities, transport links, and scenic walking routes, the property provides a comfortable and adaptable layout with scope to further develop if desired.

Upon entering the home, you are welcomed into a spacious hallway that sets the tone for the well-presented interior. The ground floor features a generous lounge, providing a bright and relaxing living space. There is a fitted kitchen offering ample units and work surfaces, making it practical for everyday use.

The ground floor continues with two well-proportioned bedrooms, one double and one single, both offering flexibility for use as sleeping accommodation, a study, or a hobby room. A modern three-piece shower room completes this level, finished to a good standard and designed for convenience and comfort.

To the first floor is a dormer bedroom, providing a private and spacious retreat with pleasant outlooks. This upper level offers excellent potential for reconfiguration or further development, subject to the necessary permissions, including the possibility of adding additional dormers.

Externally, the property enjoys gardens to both the front and rear, providing outdoor space for relaxation or landscaping opportunities. A driveway and detached garage offer ample off-road parking, further enhancing the practicality of this attractive home.



Total area: approx. 69.4 sq. metres (747.1 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



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