



Hilton &
Horsfall

BB9 8PL

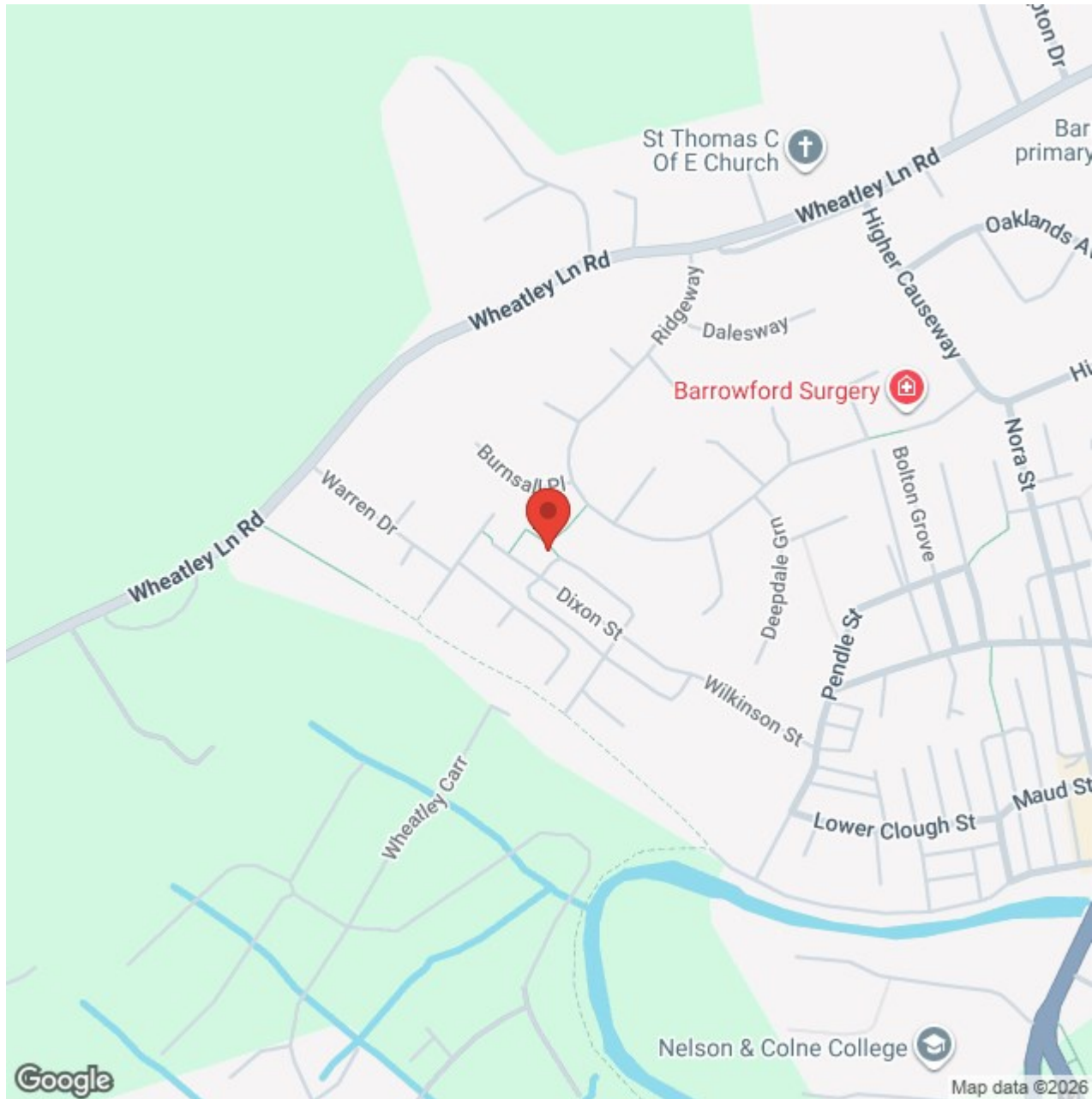
Dixon Street, Barrowford

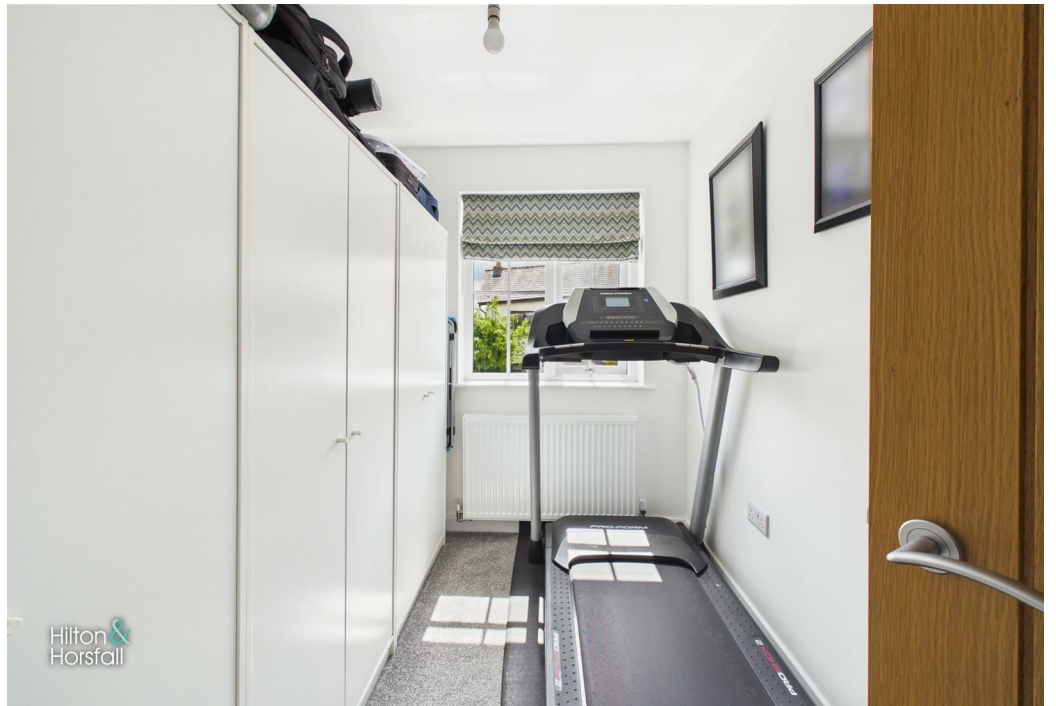
Offers In The Region Of £250,000

- Modern Semi-Detached Home Built Less Than 3 Years Ago
- Three Well-Proportioned Bedrooms
- Principal Bedroom With Ensuite Shower Room
- Boarded Loft With Ladder Access For Storage
- Driveway Parking For Two Vehicles & EV Charging Point
- Attractive Low-Maintenance Rear Entertaining Space
- Remainder Of 10-Year NHBC Warranty

A beautifully presented three bedroom semi-detached home occupying a pleasant position within a sought-after modern development in the ever-popular village of Barrowford. Offering stylish and well-maintained accommodation throughout, this superb property is ideally suited to first-time buyers, young families and those seeking a home ready for immediate occupation. Constructed less than three years ago, the property also benefits from the remainder of a 10-year NHBC warranty for additional peace of mind. The accommodation briefly comprises a welcoming entrance hallway, ground floor WC, spacious living room and a contemporary dining kitchen fitted with a range of modern units and French doors opening onto the rear outdoor entertaining space. To the first floor are three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, together with a modern three-piece family bathroom. Externally the property benefits from driveway parking for two vehicles, an EV charging point and an attractive low-maintenance rear entertaining space. The property also benefits from a boarded loft with loft ladder access from the first floor landing, providing excellent additional storage. Situated within a quiet residential setting yet conveniently positioned for local amenities, highly regarded schools and excellent transport links, an early viewing is highly recommended.







Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance hallway with staircase leading to the first floor and access to the living room and ground floor WC. Finished with attractive wood-effect flooring and neutral décor.

GROUND FLOOR WC 2'11" x 4'9" (0.89m x 1.47m)

LIVING ROOM 11'5" x 17'10" (3.49m x 5.44m)

A spacious and beautifully presented living room positioned to the front of the property, offering an excellent space for relaxation and entertaining. The room is finished in neutral tones and benefits from quality wood-effect flooring, recessed spotlighting and a large front-facing window which allows for plenty of natural light throughout the day. There is ample space for substantial lounge furniture, creating a comfortable and inviting family living environment.

DINING KITCHEN 14'11" x 12'2" (4.56m x 3.73m)

A superb modern dining kitchen fitted with a stylish range of contemporary wall and base units complemented by contrasting work surfaces and matching splashbacks. The kitchen incorporates a range of integrated appliances and offers excellent storage together with a practical breakfast bar peninsula, creating the perfect space for both everyday family living and entertaining. There is ample room for a dining table and chairs, recessed spotlighting, attractive tiled flooring and French doors opening directly onto the rear sun terrace, seamlessly blending indoor and outdoor living during the warmer months.

FIRST FLOOR / LANDING

A bright and spacious first floor landing with a contemporary glass balustrade and oak handrail, providing access to all three bedrooms, the family bathroom and the principal ensuite. Finished with fitted carpeting and neutral décor, the landing enhances the property's modern feel whilst allowing natural light to flow throughout the first floor accommodation.

BEDROOM ONE 8'1" x 12'0" (2.48m x 3.66m)

A generously proportioned principal bedroom positioned to the front of the property, offering ample space for a double bed and accompanying bedroom furniture. The room is tastefully decorated in neutral tones and benefits from a large front-facing window providing plenty of natural light, together with fitted carpeting for added comfort. A door leads through to the ensuite shower room, making this an ideal principal suite.

ENSUITE SHOWER ROOM 7'5" x 4'2" (2.27m x 1.28m)

A modern ensuite shower room comprising a low-level WC, floating vanity wash basin and a walk-in shower enclosure with glazed screen. Finished with contemporary tiling, chrome heated towel radiator and recessed spotlighting, the room provides a stylish and practical addition to the principal bedroom.

BEDROOM TWO 8'2" x 13'7" (2.49m x 4.15m)

A well-proportioned double bedroom positioned to the rear of the property, offering ample space for a double bed and a range of freestanding furniture. The room benefits from a pleasant outlook, fitted carpeting and neutral décor throughout, creating a bright and comfortable space suitable for guests, family members or everyday use.

BEDROOM THREE 6'3" x 8'9" (1.92m x 2.68m)

A versatile third bedroom positioned to the front of the property, currently utilised as a home gym. The room would also make an ideal child's bedroom, nursery, dressing room or home office, depending on individual requirements. Benefitting from a front-facing window, fitted carpeting and neutral décor, this is a bright and flexible space well suited to modern-day living.

BATHROOM 6'4" x 8'5" (1.94m x 2.58m)

A beautifully appointed three-piece family bathroom fitted with a contemporary suite comprising a low-level WC, vanity wash basin and panelled bath with glazed shower screen and shower over. The room is finished with stylish floor-to-ceiling tiling, recessed spotlighting, a chrome heated towel radiator and a frosted window providing natural light whilst maintaining privacy. A modern and well-presented bathroom finished to an excellent standard.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/dixon-st-bford>

LOCATION

Situated within a quiet and highly desirable modern residential development in the heart of Barrowford, this superb home enjoys a peaceful setting whilst remaining within easy reach of a wide range of local amenities. Barrowford village centre is just a short distance away and offers an excellent selection of independent boutiques, cafés, restaurants, supermarkets and everyday conveniences. The area is renowned for its excellent schools, beautiful countryside walks and easy access to Pendle Hill, whilst commuters benefit from convenient links to the M65 motorway network providing access to Burnley, Preston, Manchester and beyond. A fantastic location combining village living with excellent connectivity.

PUBLISHING

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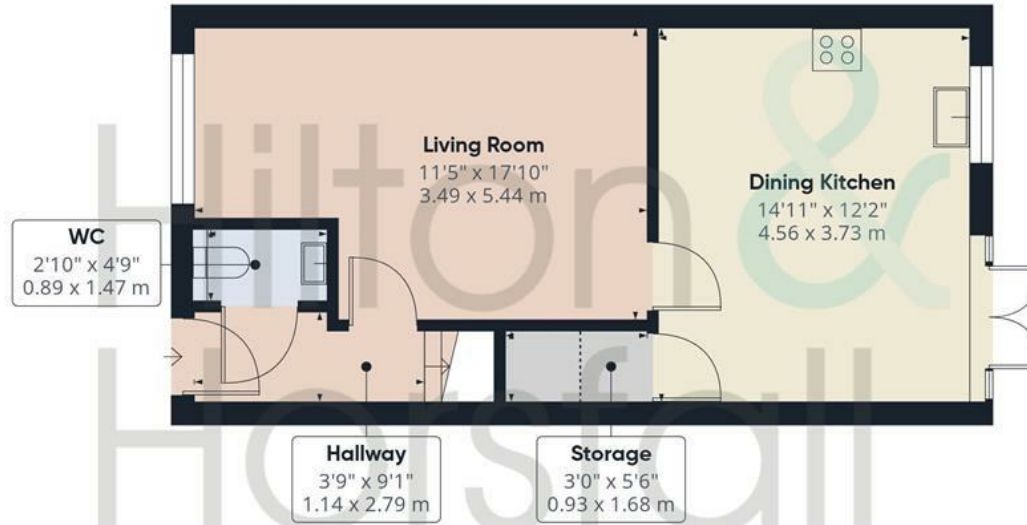
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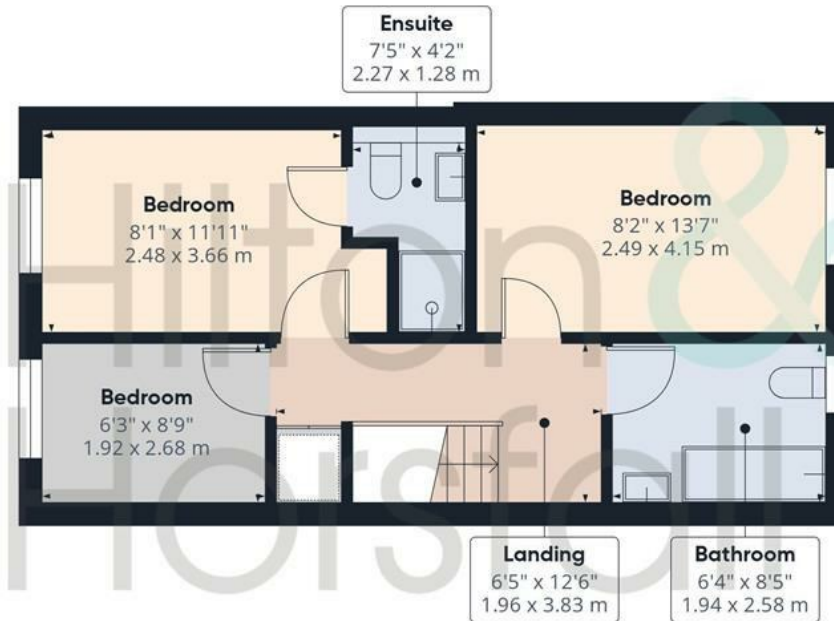
OUTSIDE

To the front of the property is a private tarmac driveway providing off-road parking for two vehicles together with the added benefit of an EV charging point. A gated side access leads to an attractive, low-maintenance rear outdoor space featuring a porcelain paved sun terrace, decorative feature paving and a raised timber decked seating area with contemporary slatted screening. The enclosed rear provides an excellent space for outdoor dining, entertaining and relaxing during the warmer months and also benefits from external lighting and a useful garden storage shed.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

847 ft²

78.7 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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