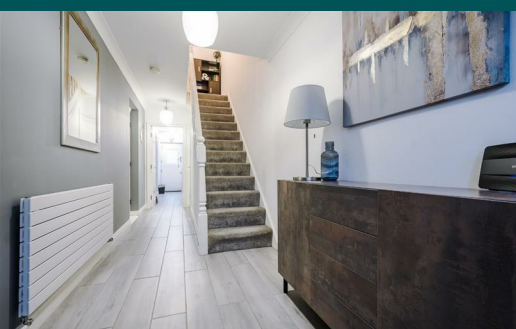


Because life is

PettyTM
Real

39 Holmefield Gardens
Barrowford
BB9 8NW



For Sale

£279,950

- Stunning end townhouse
- Spacious living accommodation
- Sought after village location
- Ideal for a family
- Ground floor bedroom & shower room

- Utility room
- Living room & modern fitted kitchen
- Three bedroom to the 2nd floor
- En-suite & family bathroom
- Garage, driveway & garden overlooking the river



Stunning end townhouse on this sought after development. You won't want to miss this fabulous opportunity to acquire this truly stunning home. This would make an amazing family home for a growing family and overlooks Pendle water to the rear.

Upon entering you are presented with a large reception hallway and an open balustrade staircase leading to the first floor, access to the integral garage and through to the utility room, ground floor w.c. / shower room and 4th bedroom which over looks the rear garden.

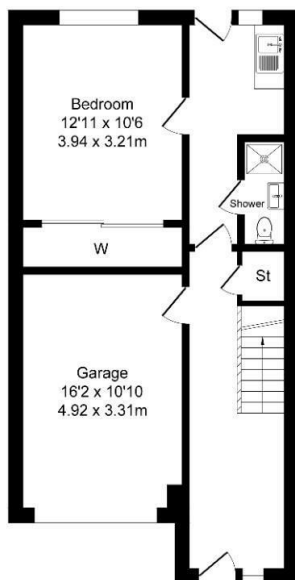
To the first floor you will find a large well proportioned reception room with living flame gas fire and a balcony overlooking the rear garden and towards Pendle water, a stunning fully fitted kitchen with integrated appliances and central island, perfect for entertaining guests. To the second floor / landing is a double door storage cupboard and access to the roof space, a modern three piece house bathroom suite and three well proportioned bedrooms with the master having an en-suite shower room.

To the front of the property is a large drive which will accommodate four cars and to the rear is a wonderful lawned garden, patio and a lower level area right next to the river. Absolutely amazing during the summer months and perfect for entertaining friends, family and guests.

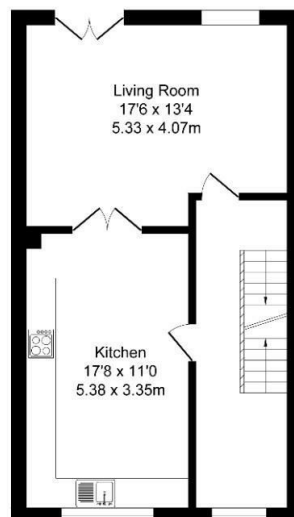
You won't want to miss this amazing property and we would recommended and early viewing appointment.

Holmefield Gardens Total Approx. Floor Area 1684 Sq.ft. (156.5 Sq.M.)

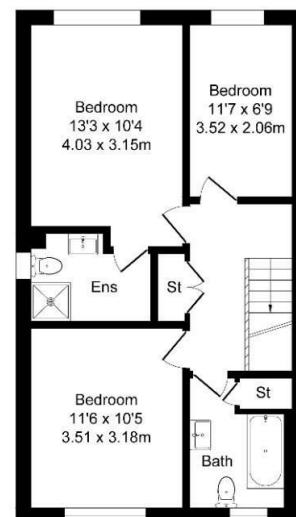
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



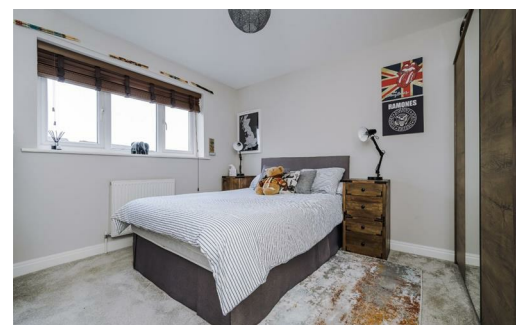
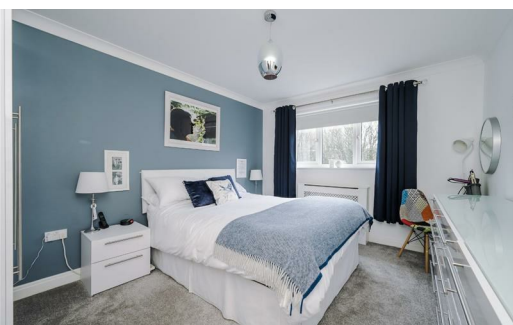
Ground Floor
Approx. Floor
Area 578 Sq.Ft
(53.7 Sq.M.)



First Floor
Approx. Floor
Area 553 Sq.Ft
(51.4 Sq.M.)



Second Floor
Approx. Floor
Area 553 Sq.Ft
(51.4 Sq.M.)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.