

Because life is

# Petty Real<sup>TM</sup>

# For Sale



7 Linton Gardens  
Barrowford BB9 8RG

£345,000



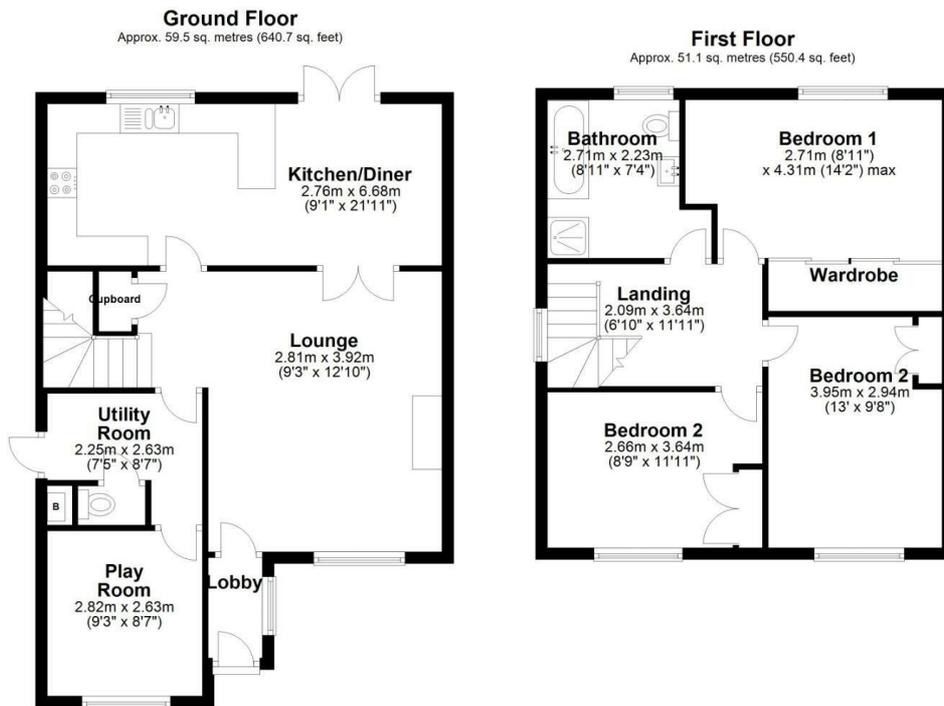
## Key Features:

- Stunning detached property
- Ideal for growing family
- Modern dining kitchen with appliances
- Utility room & cloak room
- Stunning bathroom
- Established and sought after development
- Lounge
- Play room / Office
- Three double bedrooms
- Driveway & Gardens

**Tenure: Freehold**  
**EPC Rating: C**  
**Council Tax Band: D**



# 3 BEDROOM House - Detached



Total area: approx. 110.7 sq. metres (1191.1 sq. feet)

## Main Description:

A stunning executive detached dwelling situated in a highly sought after residential development, perfect for growing families and within easy walking distance of amenities offered in the highly sought after village of Barrowford.

The property offers spacious living accommodation arranged over two floors and briefly comprises on the ground floor an entrance lobby, excellent sized lounge with living flame electric fire and surround, modern dining kitchen housing an excellent range of matching wall and base units with complementary work surfaces and splashbacks, integrated AEG appliances including oven, induction hob, combi microwave/oven, fridge freezer, additional freezer, 1½ bowl sink unit and integrated dishwasher. UPVC double glazed patio doors leading to the rear garden. The garage has previously been converted to create further living space which is currently being used as a playroom and as an occasional bedroom but could be utilised as a home office. There is utility room and downstairs wc.

To the first floor is a landing with built in storage cupboard. There are three spacious double bedrooms the main bed built benefits from Sharps fitted bespoke wardrobes. The family bathroom houses a stunning four piece Villeroy & Boch suite comprising panelled bath, shower enclosure, floating vanity hand wash basin, low level wc, dual fuel heated towel rail and is fully tiled through out to provide a practical yet luxurious finish.

Externally to the front of the property is a garden mainly laid to lawn and driveway. To the rear of the property is a private South facing garden area with substantial patio adjacent to the house, rockery leading to a feature waterfall and pond, beyond which is a decked area providing a superb environment to enjoy the outdoors..

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating .



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property