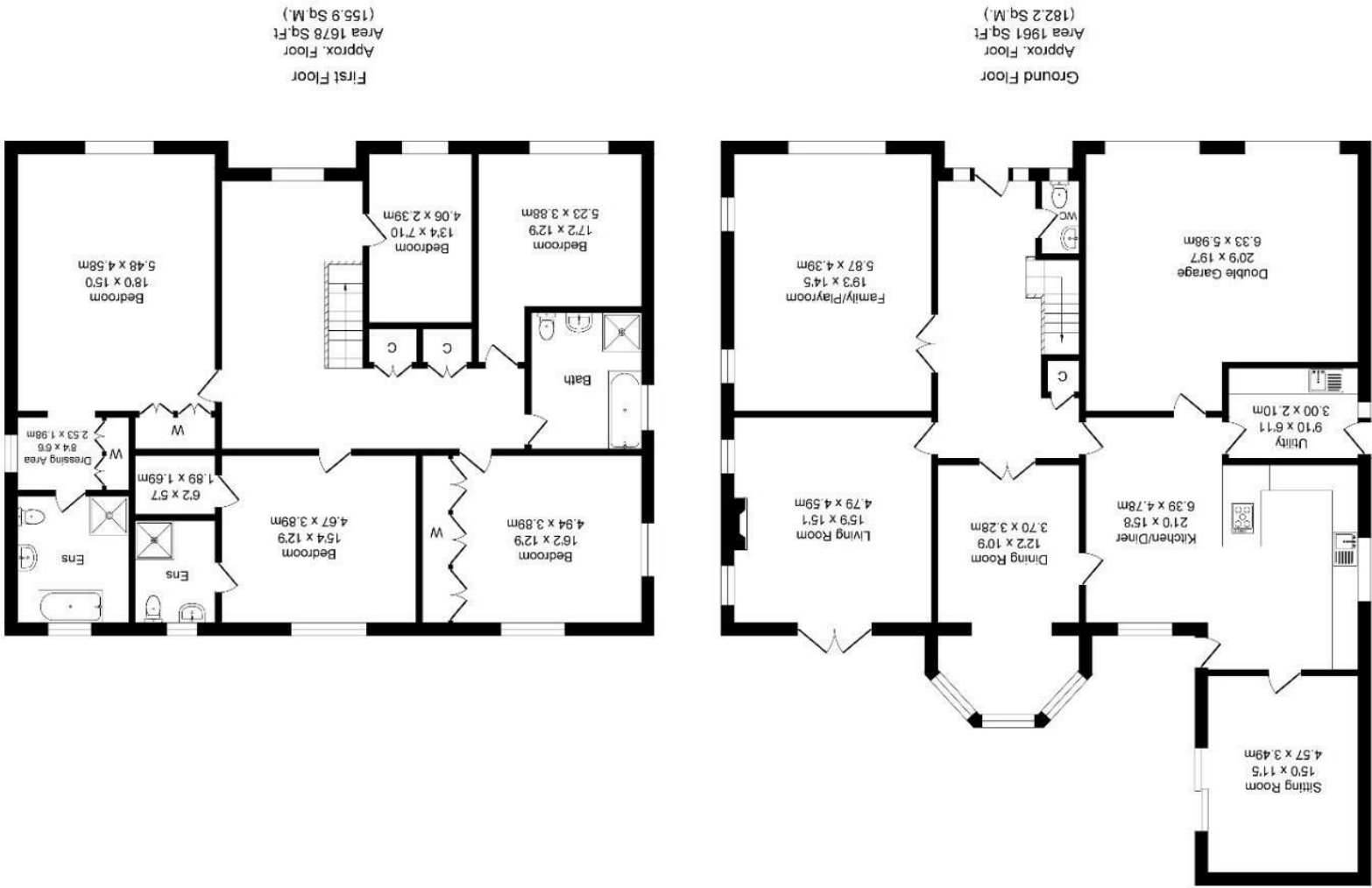


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



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.

Barnoldswick Road, Higherford
Total Approx. Floor Area 3639 Sq.ft. (338.1 Sq.M.)

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Offers In The Region Of £695,000



32 Barnoldswick Road

Barrowford
BB9 6BH

5 3 3 C

Council Tax Band: G



A rare opportunity to acquire this individual and spacious executive detached family sized dwelling located in the highly sought after Higherford area of Barrowford. The property was built by the present owners in 2004 and extends to over 3600 sq. ft of accommodation and this will be the first time the property will have ever come to the market. This fabulous home is a short distance away from all the local amenities that Barrowford has to offer as well as being within minutes drive from the M65 motorway which leads into the national motorway network offering excellent access to Burnley, Preston, Manchester and Leeds.

Description

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The accommodation briefly comprises of light and airy entrance hallway with a staircase leading up to the first floor, two piece cloak room, spacious lounge to the front which is currently used as snooker/games room. Living room which has living flame gas fire with surround and has UPVC French doors providing access to the rear garden and there is also a separate dining room. The dining kitchen houses an excellent range of fitted wall and base units, contrasting granite working surfaces, under counter lighting, sink with a chrome mixer tap, double oven, induction hob with extractor hood over, integrated dishwasher and access to the snug. The snug is another excellent reception room and also provides access to the rear garden. Completing the ground floor accommodation is a utility room which provides access to the integral double garage.

On the first floor you will find five bedrooms. The master bedroom has built in wardrobes and dressing area. a four piece en-suite bathroom with a vanity hand wash basin, w.c, shower enclosure and jacuzzi bath. The 2nd bedroom also provides built in wardrobes and has a three piece en-suite shower room with a pedestal hand wash basin, w.c, shower enclosure,. There is also a four piece family bathroom suite which includes w.c, pedestal sink, panelled jacuzzi bath, walk-in shower cubicle.

Externally to the front elevation is a driveway providing ample off road parking leading to an integral double garage which has power & lighting and remote up and over door. To the rear is a large garden which is mainly laid to lawn, paved patio seating area and a large timber shed.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and the whole of the accommodation has under floor heating.

Early viewing recommended as to not miss out!

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