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35 Holmefield Gardens
Barrowford
BB9 8NW



For Sale

£295,000

- Three Storey Townhouse
- Four Bedrooms
- Reception Room
- Immaculately Presented
- Modern Kitchen

- En-Suite
- Off-Road Parking
- Tax Band- D
- EPC - C



A stunning and beautifully presented, three bedroom townhouse in a highly sought after area in Barrowford. You won't want to miss this fabulous opportunity to acquire this truly stunning home and an internal inspection is highly recommended to appreciate the high quality finishes.

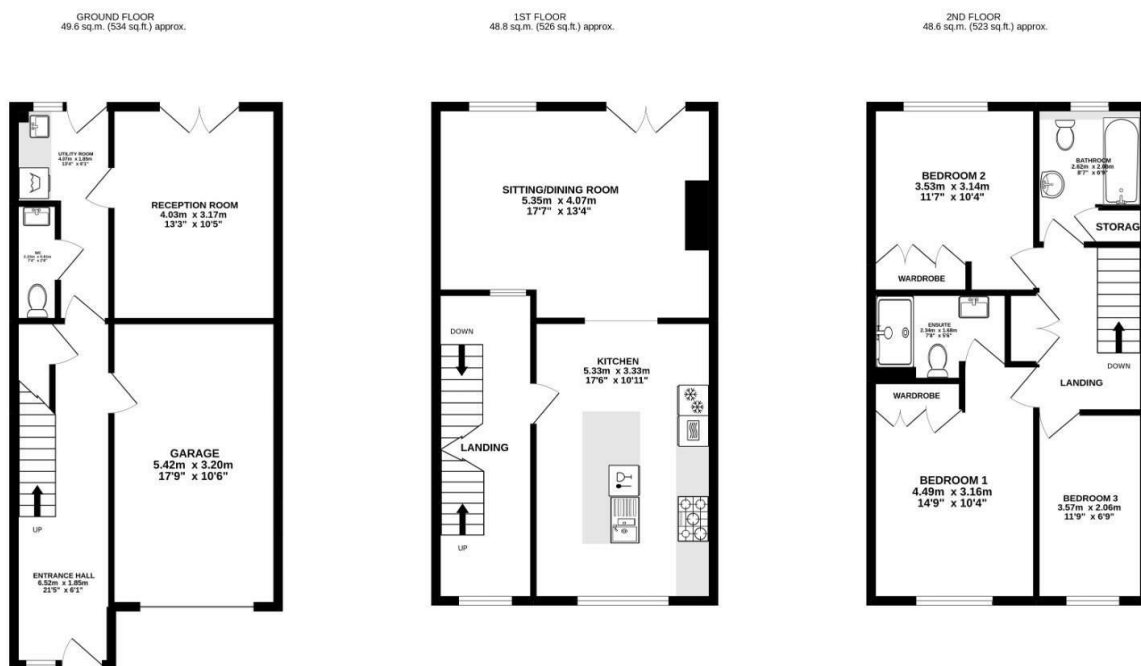
Upon entering the property, you are presented with a large reception hallway with a useful under stair storage cupboard and staircase with glass balustrade ascending to the first floor. To the right sits a large integral garage. Through to the rear is a two piece cloakroom and a utility room with plumbing for a washing machine and door leading to the rear garden. Opposite sits a second reception room/ bedroom with patio doors leading out to the rear garden also.

To the first floor is a landing with a second staircase leading to the second floor. The contemporary kitchen is positioned to the front of the property and houses an array of cabinetry in high gloss grey with matching wall, base and drawer units with co-ordinating work surfaces and splashback and integrated appliances including fridge/freezer, double oven, composite double bowl sink, dishwasher, wine cooler fridge and five ring gas hob. A central island is a perfect place for entertaining guests with a large open doorway leading into the lounge providing a semi-open plan feel.

The lounge/diner boasts a Juliette balcony overlooking the rear garden and Pendle water and also a feature chimney breast with inset TV and electric fire providing an attractive focal point within the room.

To the second floor are two well proportioned double bedroom both benefitting from fitted wardrobes, the master also with an en-suite shower room with three piece suite, a generous third bedroom and a fully tiled bathroom housing a three piece suite in white comprising a low level WC, wall mounted wash basin and panelled bath.

Externally there is a double driveway to the front and an attractive, paved yard to the rear with artificial grass.



TOTAL FLOOR AREA: 147.0 sq.m. (1582 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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