



7 Stone Edge Road, Barrowford,
Lancashire BB9 6BB



PROPERTY DESCRIPTION

Situated in a sought after cul-de-sac location, towards the outskirts of the highly desirable village of Barrowford, this superior detached bungalow provides deceptively spacious living accommodation, as well as having the considerable advantage of good sized gardens and a double garage, and must be viewed internally to be fully appreciated. Requiring general modernisation and refurbishment, this extremely appealing dwelling offers masses of potential and scope to create a very impressive home, which would be suitable for a wide range of prospective buyers.

FEATURES

- Large, Superior Detached Bungalow
- Highly Desirable Village Location
- Exceptionally Spacious & Tidily Pres'td
- Req's Modernisation & Improvement
- Tremendous Potential & Scope
- Ent Hall, Impressive Lounge & Dining Rm
- B'fast/Dining Kit, Cons'rvtry & Utility Rm
- 2 Generous Dble Bedrms with Ftd Furn
- En-Suite Shwr Rm, Bathroom & Sep. WC
- Dble Garage, Drive & Sizeable Gardens
- PVC Double Glazing & Gas CH
- Vwg Absolutely Essential to Fully Apprec.





ROOM DESCRIPTIONS

Entrance Porch

PVC double glazed, frosted glass sliding entrance door, with a matching window panel to one side. Tiled floor and frosted glass internal door, also with a matching side window panel, opening into the hall.

Hall

Radiator, access to the loft space and built-in airing cupboard, with fitted shelves and a radiator. There is also a door opening into a small cloak room, which has a pvc double glazed, frosted glass window and wall mounted coat hooks.

Lounge

21' 10" x 13' 6" plus recess (6.65m x 4.11m plus recess)
A very impressive and generously proportioned room, which has a large pvc double glazed bow window, incorporating a window seat, benefiting from a pleasant aspect over the rear garden, with views beyond. It also has a marble fireplace, fitted with a living flame gas fire, two radiators, built-in storage cupboards and a door from this room leads into the conservatory.

Dining Room

13' 10" x 11' 10" (4.22m x 3.61m)
A good size, the dining room has a pvc double glazed window, opening and looking into the conservatory, a further pvc double glazed window, radiator and built-in cupboards.

Conservatory

19' 0" x 9' 11" (5.79m x 3.02m)
A particularly advantageous asset of this prime bungalow, overlooking the rear garden, with far reaching views beyond, the conservatory has pvc double glazed windows, a tiled floor, radiator and a pvc double glazed external door.

Breakfast Kitchen

14' 4" plus recess x 11' 9" plus recess (4.37m plus recess x 3.58m plus recess)
The good sized kitchen is fitted with wood fronted units and drawers, laminate worktops, which extend to provide a breakfast bar, with tiled splashbacks and a one and a half bowl sink, with a mixer tap. It also has a built-in electric double oven/grill, an electric ceramic hob, with an extractor hood over, plumbing for a dishwasher, built-in storage cupboards, downlights and a pvc double glazed window.

Rear Hallway

PVC double glazed, frosted glass window, built-in storage cupboards, a pvc double glazed, frosted glass external door and door giving internal access into the garage.

Separate W.C.

Having a w.c. and a radiator.

Utility Room

13' 2" into recess x 5' 11" (4.01m into recess x 1.80m)
Another noteworthy feature, the utility room has a pvc double glazed, frosted glass window, a single drainer sink, with a cupboard below, a radiator, plumbing for a washing machine and space for a condenser tumble dryer. It also houses the wall mounted gas condensing combination central heating boiler.

Bedroom One

15' 11" into recess x 12' 0" to wardrobe fronts (4.85m into recess x 3.66m to wardrobe fronts)
This large double room has two pvc double glazed windows, one of which enjoys far reaching views over the properties behind the bungalow, a radiator, built-in wardrobes, with storage cupboards above, a matching dressing table and bedside cabinets.

En-Suite Shower Room

Lined with pvc 'wet wall' style panelling and having a tiled floor, the shower room is fitted with a two piece white suite, comprising a shower cubicle and a wash hand basin, with a mixer tap and cabinet below.

Bedroom Two

16' 4" x 13' 4" to wardrobe fronts (4.98m x 4.06m to wardrobe fronts)
Another extremely spacious second double room, which also has fitted furniture, consisting of wardrobes, with storage cupboards above, and a dressing table. It also has two pvc double glazed windows and a radiator.

Bathroom

Fully tiled and fitted with a two piece suite, comprising a bath, with a shower over and glazed shower screen, and a pedestal wash hand basin. There is also a radiator/heated towel rail and a pvc double glazed, frosted glass window.

Seperate W.C.

Fully tiled and fitted with a w.c. PVC double glazed, frosted glass window.

Outside

Front/Side

A tarmac covered drive provides off road parking space. The sizeable garden surrounding the bungalow consists of a large Indian stone paved forecourt, with a raised garden bed stocked with a wide variety of flowering plants, heathers and shrubs. There are decent width paved pathways giving access down both sides of the bungalow to the rear, an external light and garden shed.

Garage

18' 2" into recess x 15' 10" (5.54m into recess x 4.83m)
The attached double garage has folding timber doors, incorporating window lights, two pvc double glazed windows, a cold water tap and electric power and light.

Rear

The garden at the rear has a lawn, mature hedging and garden beds/borders. There is a pebble covered area to one side, a raised, paved patio, external light and a cold water tap.

Directions

If travelling through Barrowford towards Blacko, go past The Old Bridge Inn Pub on the right then take the next right hand turn into Barnoldswick Road. Continue on this road, past the first left turning into Whittycroft Avenue, go straight past the next narrow turning on the left and then turn next left into Stone Edge Road.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

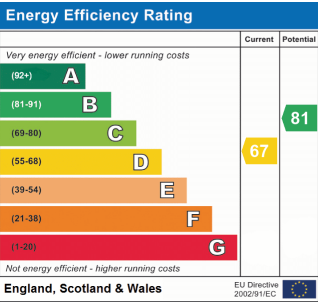
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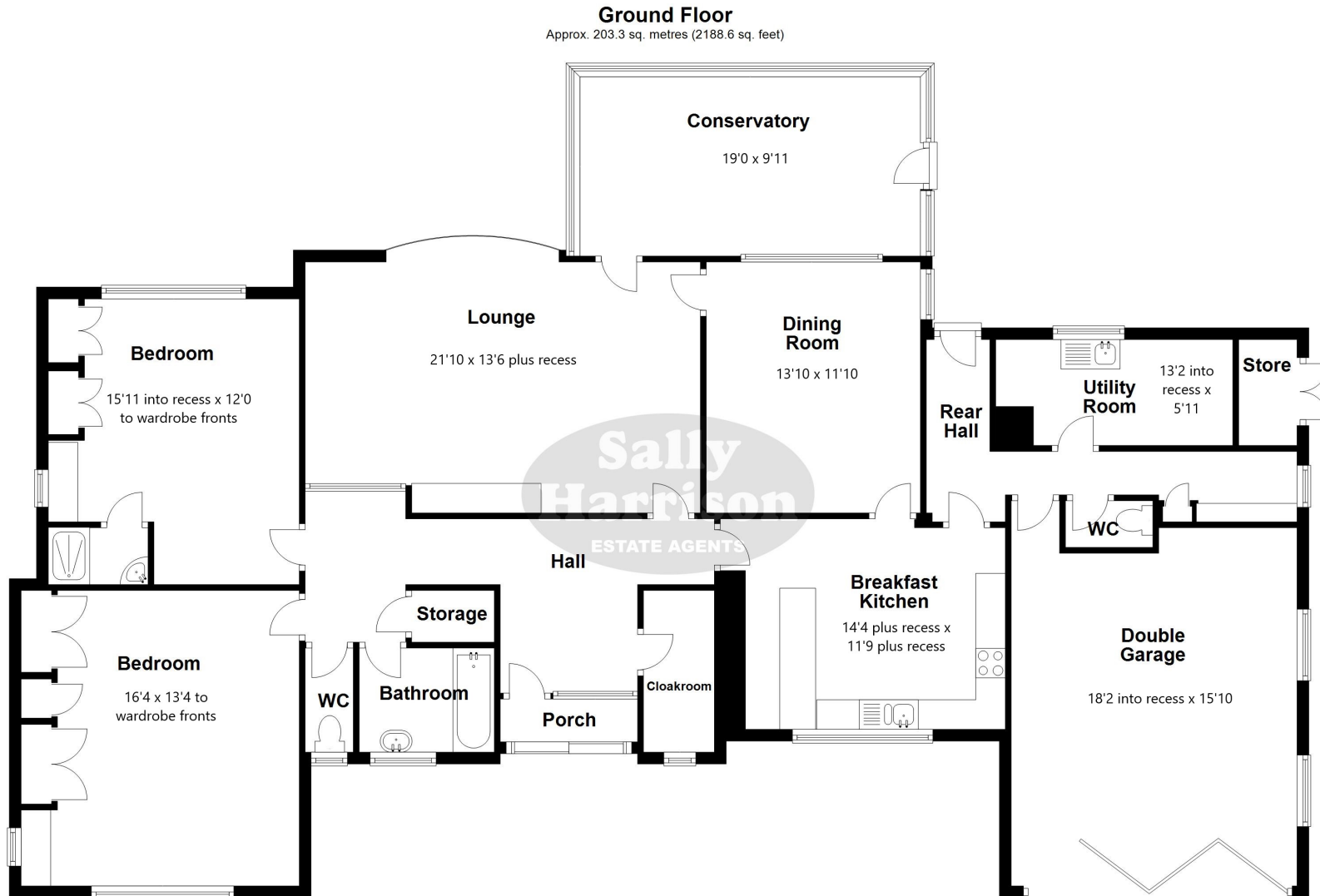
House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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FLOORPLAN



Total area: approx. 203.3 sq. metres (2188.6 sq. feet)

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