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112 WHEATLEY LANE ROAD BARROWFORD

£247,950

NO ONWARD CHAIN & PART EXCHANGED CONSIDERED *

- * Impressive mature semi-detached house
- * Superbly extended family accommodation
- * Open living dining room & modern kitchen
- * Favoured location with stunning views
- * 3 bedrooms, lounge, large utility
- * Luxurious 3-pce shower room
- * Landscaped gardens & garage
- * 100m² (1081 sq ft) approx.



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An impressive mature semi-detached house superbly located on the outskirts of Barrowford village within walking distance of the primary school and excellent local amenities and offering good road access to nearby towns and the M65 motorway. The property is situated on an imposing plot with fantastic open outlooks to the rear over adjoining fields, with beautiful views across towards "Blacko Tower". The property which has been extended at the rear offers superb living accommodation and is beautifully presented throughout. Internally, the ground floor boasts an entrance porch and hall, front lounge with bay window and cast iron stove, to the rear of the property is a delightful, sizeable open plan living dining room which is light and airy with french doors leading to the garden which opens through to a stunning modern kitchen. Adjoining the kitchen is a fantastic sized utility room also with external french doors. The first floor provides three bedrooms, the master with outstanding views to the rear and a luxurious contemporary shower room with bespoke fittings. Externally it benefits from a double driveway and attached garage with attractively landscaped lawned gardens and patio. An internal inspection is highly recommended to fully appreciate.

LOCATION: From our office proceed along Gisburn Road towards Higherford. Turn sharp left into Church Street and continue straight up the hill. This road then leads straight onto Wheatley Lane Road; continue straight on passing the primary school on the right hand side. After a further $\frac{3}{4}$ of a mile the property can be found on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: PVC glazed door and surround, porcelain tiled flooring, PVC panelled ceiling with spotlights.

HALLWAY: PVC internal lead glazed door with leaded window surround, coved cornicing, dado rail, solid oak wooden flooring, attractive pine spindle staircase leading to first floor with understairs storage cupboard, picture rail, telephone point, internal personal door leading through to garage and utility room.

LOUNGE: 4.1m x 3.5m (13'5" x 11'4" measurements into bay window); with coved cornicing, picture rail, ceiling rose, feature bay window, Montrose cast iron multi fuel stove with stone hearth, wall light points, television point, solid oak wooden flooring.

LIVING ROOM: 3.6m x 3.5m (11'10" x 11'5"); with coved cornicing, dado rail, picture rail, ceiling rose, Saesse cast iron multi fuel stove with inset fireplace and stone hearth, solid oak wooden flooring, television point, wall light points, open to:

DINING ROOM: 3.5m x 2.5m (11'4" x 8'2"); with coved cornicing, picture rail, dado rail, PVC French opening doors leading out to rear garden, porcelain tiled flooring, stunning views over neighbouring countryside and Blacko Tower, open to:

KITCHEN: 4.8m x 2.2m (15'8" x 7'2"); with an excellent range of white high gloss base units with complementary laminate working surfaces, part stainless steel/part tiled splashback, Stoves stainless steel dual fuel range cooker with 7-ring gas hob and griddle, extractor filter canopy over, $1\frac{1}{2}$ bowl stainless steel sink drainer unit with mixer tap, plumbing for dishwasher, low level under unit lighting, coved cornicing, spotlighting, porcelain tiled flooring, panelled ceiling, wall mounted heated towel rail, PVC French opening doors leading out to rear garden with stunning views and outlooks.





UTILITY ROOM: 4.0m x 2.1m (13'3" x 6'10"); spacious room with a range of modern white high gloss fitted wall and base units with complementary laminate working surfaces, single stainless steel sink drainer unit with mixer tap, plumbing for washing machine, space for dryer, tiled splashback, porcelain tiled flooring, low level under unit lighting, Velux window with feature high pitched roof, wall light points, wall mounted gas central heating boiler, PVC French doors leading out to rear garden with fantastic open views.

FIRST FLOOR

LANDING: With coved cornicing, picture rail, dado rail, attractive antique pine spindle balustrade, built-in storage cupboard with shelving and internal radiator, loft access with drop down folding ladder leading to partly boarded loft.

BEDROOM ONE (rear): 3.6m x 3.5m (11'10" x 11'7"); with coved cornicing, picture rail, television point, decorative black cast iron period feature fireplace with porcelain tiled hearth, fabulous elevated views across adjoining fields and countryside towards Blacko Tower.

BEDROOM TWO (front): 3.5m x 3.4m (11'5" x 11'0"); with coved cornicing, picture rail, television point, elevated distant views over neighbouring towns.

BEDROOM THREE (front): 2.1m x 2.1m (6'9" x 6'9"); with coved cornicing, picture rail.

SHOWER ROOM: Recently installed luxurious 3-piece white suite comprising contemporary walk-in double shower enclosure with fixed glazed screen and large rain shower with additional hand held shower fitment and chrome thermostatic control panel, half pedestal hand washbasin with waterfall style chrome tap, low suite w.c. with push button flush, wall mounted chrome ladder style radiator, fully tiled walls, aqua panelled ceiling with recessed spotlighting, porcelain tiled flooring, wall mounted heated mirror with LED lighting.

OUTSIDE: Raised front garden area with well stocked planted borders and stone wall. Block paved front double driveway **GARAGE** 4.7m x 2.1m (15'4 x 6'10"); with electric folding up and over door with light and power, cold water tap and mezzanine storage area. To the rear is a beautiful well landscaped rear garden boasting lovely views across towards 'Blacko Tower' and adjoining open fields and countryside, largely laid to lawn with block paved patio area and 2 timber decked patio areas with attractive raised planted borders and timber log store with timber fencing surround.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

ENERGY PERFORMANCE: The energy rating for this property is D.

VIEWING: By appointment with our office.

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