



*4 Vale Mews
Barrowford
Offers in the Region of: £189,950*





4 Vale Mews, Barrowford

A well-presented three-bedroom Townhouse located in a popular residential area in Barrowford, conveniently situated for local amenities, transport links.

An ideal family home with generously proportioned flexible living accommodation.

The accommodation, briefly comprises, entrance hall, utility room, and downstairs WC on the ground floor, first floor lounge/dining room, and kitchen on the first floor, a spacious master bedroom with en-suite shower room, family bathroom and a double bedroom on the second floor, along with a spacious double bedroom on the third floor.

Externally to the front of the property, there is a single attached garage and block paved drive allowing off road parking for one vehicle, to the rear of the property, there is a garden with paved patio, and artificial lawn area.



GROUND FLOOR

ENTRANCE HALL

A composite entrance door opens into the entrance hall, briefly comprising, first floor balustrade staircase, radiator, carpeted flooring, and ceiling light point. The entrance hall allows access into the utility room.

UTILITY ROOM

The utility room, briefly comprises, laminate work surface, ceramic tile splashback, stainless steel sink with chrome mixer tap, space and plumbing for a washing machine and tumble dryer, ATAG combination boiler, radiator, vinyl flooring, and ceiling light point. The utility room allows access into attached garage.

DOWNSTAIRS WC

Accessed from the utility room with UPVC double glazed frosted window, briefly comprises, pedestal sink with chrome mixer tap, low level WC, radiator, vinyl flooring, and ceiling light point.

FIRST FLOOR

LOUNGE/DINING ROOM

A spacious light filled lounge/dining room with UPVC double glazed French doors and Juliet style balcony overlooking the rear garden, briefly comprising, two radiators, carpeted flooring, three wall light points, and ceiling light point.

KITCHEN

The kitchen with UPVC double glazed window overlooking the front of the property, briefly comprising, a range of cream base and wall mounted units with complementary laminate work surfaces, and ceramic tile splashbacks, stainless steel sink with drainer and chrome mixer tap, integrated appliances, comprising, electric oven, four ring gas hob, stainless steel overhead extractor, Indesit fridge freezer, radiator, vinyl flooring, and chrome ceiling spotlights.

SECOND FLOOR

MASTER BEDROOM

A well-presented master bedroom with UPVC double glazed French doors and Juliet style balcony overlooking the rear garden, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM TWO

Located on the third floor, a spacious double bedroom with two Velux roof windows overlooking the front and rear of the property, briefly comprising, two radiators, carpeted flooring, and chrome ceiling spotlights.

BEDROOM THREE

Bedroom three with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

FAMILY BATHROOM

The family bathroom briefly comprises, panelled bath with chrome mixer tap, and shower attachment, large ceramic sink with chrome mixer tap, low-level WC, ceramic wall tiles, radiator, vinyl flooring, and ceiling light point.

THIRD FLOOR

BEDROOM TWO

Located on the third floor, a spacious double bedroom with two Velux roof windows overlooking the front and rear of the property, briefly comprising, two radiators, carpeted flooring, and chrome ceiling spotlights.

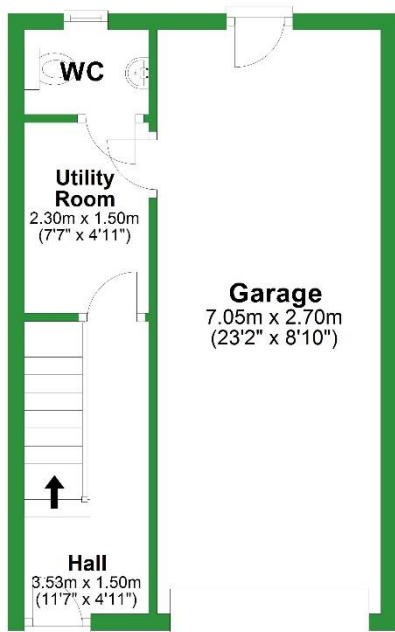
EXTERNAL

Externally to the front of the property, there is a single attached garage and block paved drive allowing off road parking for one vehicle, to the rear of the property, there is a garden with paved patio, and artificial lawn area.



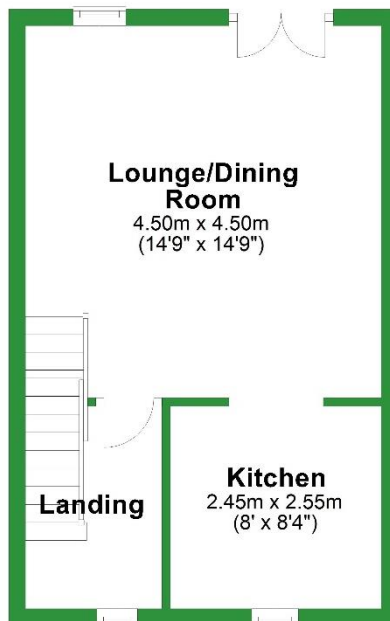
Ground Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



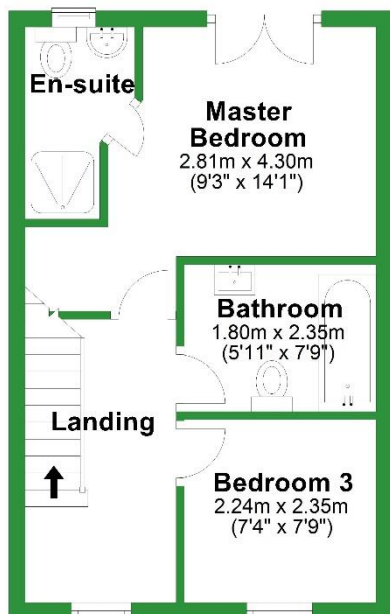
area: approx. 112.4 sq. metres (1209.8 sq.

For illustrative purposes only. Not to scale. All sizes are approximate.

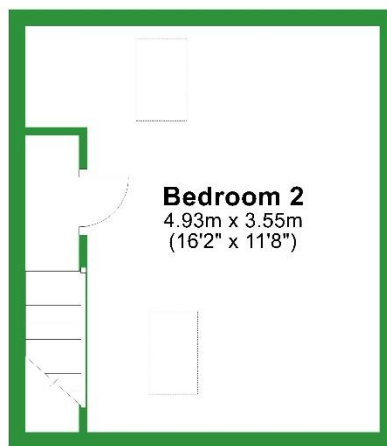
Plan produced using PlanUp.

Second Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



Approx. 21.4 sq. metres (230.8 sq. feet)



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

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.

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