



*21 Trough Laithe Road*  
*Barrowford*  
*Offers in the Region of: £275,000*



**Pendle Hill  
Properties**



21 Trough Laithe Road,  
Barrowford  
*£275,000 Offers in the  
Region of*

A semi-detached three-bedroom property located in Barrowford, briefly comprises a hall, kitchen/dining room, utility/WC, lounge, three bedrooms, a bathroom, shower room, rear garden with a patio, and a double-driveway to the front.



## HALL

The entrance hall briefly comprises wall mounted light points, a radiator, and wood-effect laminate flooring.

## LOUNGE

Located on the first floor, the lounge briefly comprises carpeted flooring, wall-mounted light points, a radiator, and large double-glazed windows overlooking the rear garden.

## KITCHEN/DINING ROOM

Located on the ground floor, a fully fitted kitchen with a range of base and wall-mounted units with complimentary granite worktops comprises a four-ring induction hob with overhead extractor, oven, dishwasher, fridge, freezer, stainless steel sink with mixer tap, wood-effect laminate flooring, ceiling, and wall-mounted light points, under cabinet lights, two radiators, and double-glazed doors into the garden.

## UTILITY/ WC

The utility/WC briefly comprises a low-level WC, a floating basin sink, space and plumbing for a washing machine, a radiator, ceiling spotlights, and wood-effect laminate flooring.

## BEDROOM ONE

Located on the second floor, bedroom one briefly comprises carpeted flooring, a radiator, fitted wardrobes, ceiling light points, and a large, double-glazed window to the rear.

## BEDROOM TWO

The second bedroom briefly comprises carpeted flooring, ceiling light points, a radiator, and a large, double-glazed window to the front of the property.

## BATHROOM

The bathroom briefly comprises a walk-in shower with an overhead attachment, a bath, a floating basin sink, a low-level WC, ceiling spotlights, wood-effect laminate flooring, and a towel warmer.

## BEDROOM THREE

Bedroom three briefly comprises carpeted flooring, a ceiling light point, a radiator, and a large, double-glazed window to the front.

## SHOWER ROOM

Located on first floor, the shower room briefly comprises a walk-in shower with an overhead attachment, floating basin sink, low-level WC, ceiling spotlights, wood-effect laminate flooring, and a towel warmer.

## EXTERNAL

To the front of the property, there is a double driveway, with an integrated post-box at the front of the property.

To the rear of the property, there is a patio area, with a tiered lawn area.

## ADDITIONAL INFORMATION

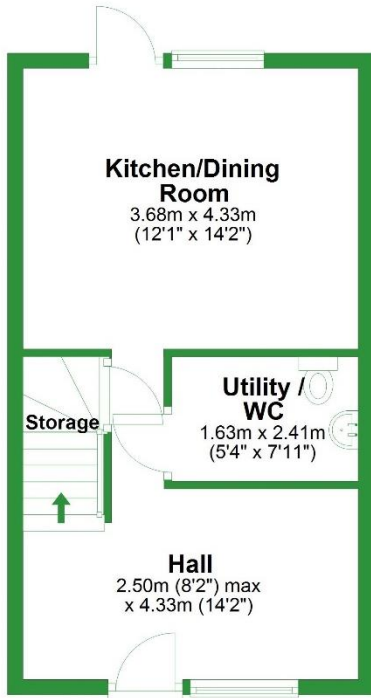
Tenure = Freehold

Council Tax Band = D



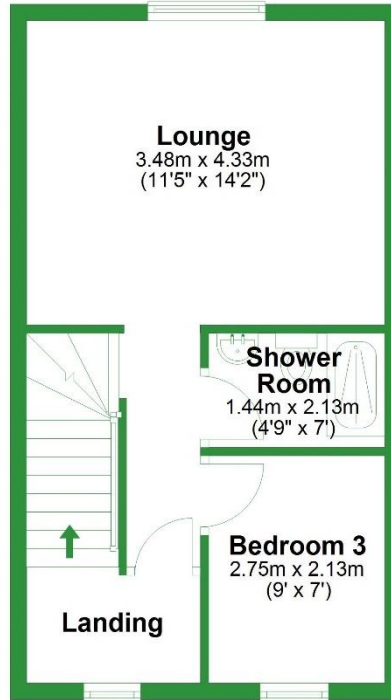
### Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



### First Floor

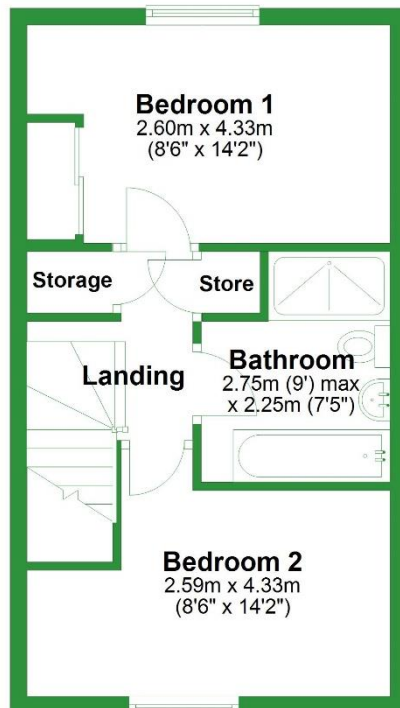
Approx. 34.6 sq. metres (372.8 sq. feet)



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 have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).

### Second Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



**Pendle Hill Properties**

Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. [info@pendlehillproperties.co.uk](mailto:info@pendlehillproperties.co.uk)

w. [www.pendlehillproperties.co.uk](http://www.pendlehillproperties.co.uk)