



25 Applegarth

Barrowford, Nelson

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Freehold Tenure
- 4 Bedroom Detached
- Extended
- Driveway Parking + EV Charger
- Front & Rear Gardens
- Stunning Kitchen with Integrated Appliances & Quartz Surfaces
- Garage
- Air Source Heat Pump + uPVC Double Glazing
- Sought After Barrowford Location



Ground Floor Description

The ground floor of this beautifully presented home offers stylish and well-balanced living space throughout. A bright and welcoming entrance hallway provides access to a modern downstairs WC and leads through to the main living areas. The living room is a generous and inviting space, enjoying dual aspect views that allow natural light to flow through the room. A feature fireplace creates a cosy focal point, making it an ideal setting for relaxing or entertaining. To the rear of the property sits a stunning kitchen and family space, designed to form the heart of the home. The kitchen is finished with high-quality cabinetry, quartz work surfaces and integrated appliances, alongside the added convenience of a Quooker boiling water tap. A utility area is cleverly incorporated within the kitchen, while internal access to the garage adds further practicality. The extension creates a wonderful additional living area with a wood burner, roof lights and glazed doors opening to the garden.

First Floor Description

The first floor is arranged around a bright central landing featuring a modern open balustrade, loft access, and useful built-in storage, creating a practical and well-connected space. The principal bedroom is a generous double room complete with fitted wardrobes and the benefit of a private en-suite with shower enclosure, wc and pedestal sink with contemporary tiling and modern finishings. There are three further well-proportioned double bedrooms, each offering natural light and flexible space suitable for children's rooms, guest accommodation or a home office. Serving the remaining bedrooms is a stylish family bathroom fitted with a modern three-piece suite including a bath with shower over, wash basin and WC, complemented by neutral tiling and chrome heated towel rail.



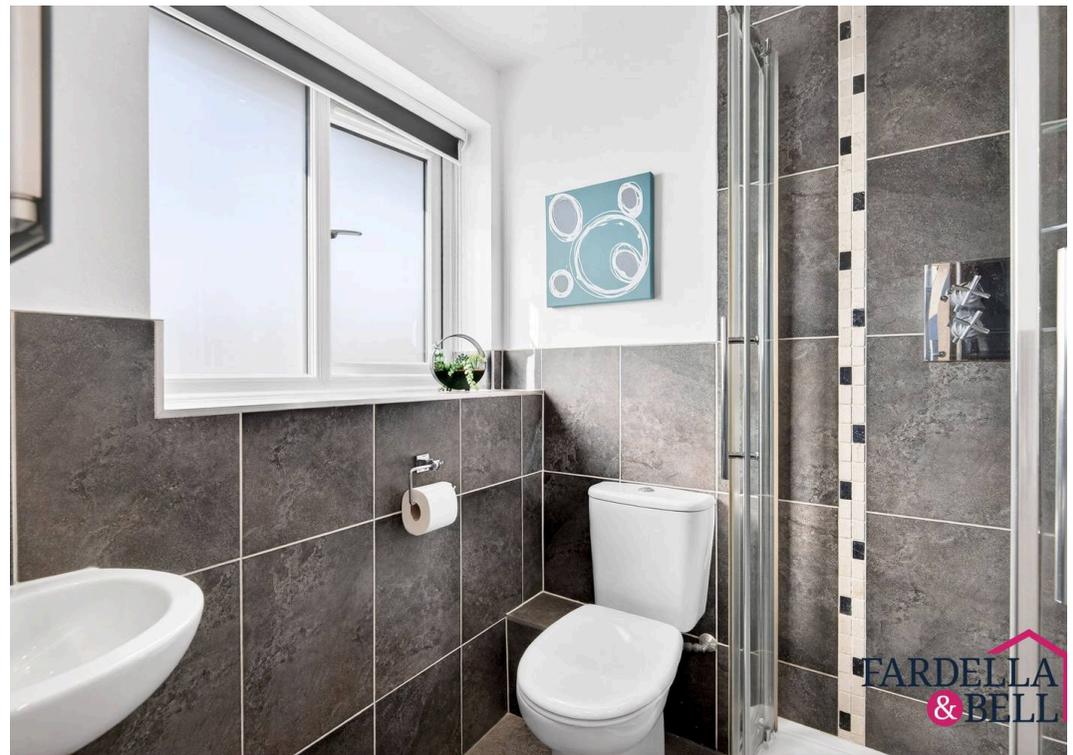
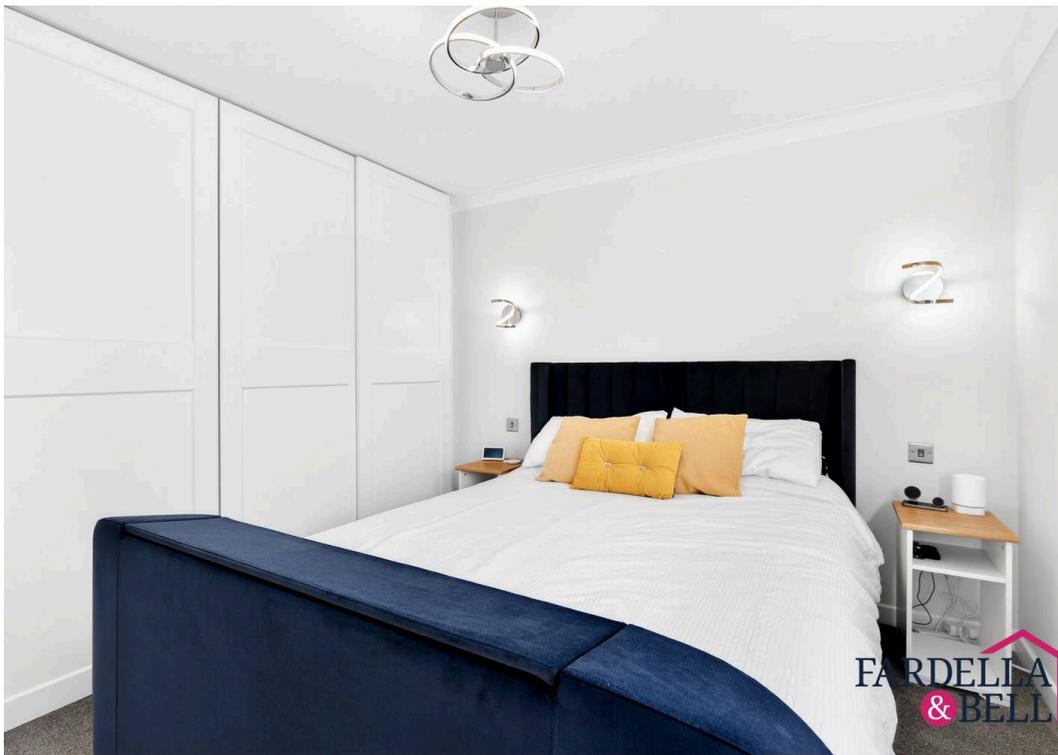
FARDELLA
& BELL



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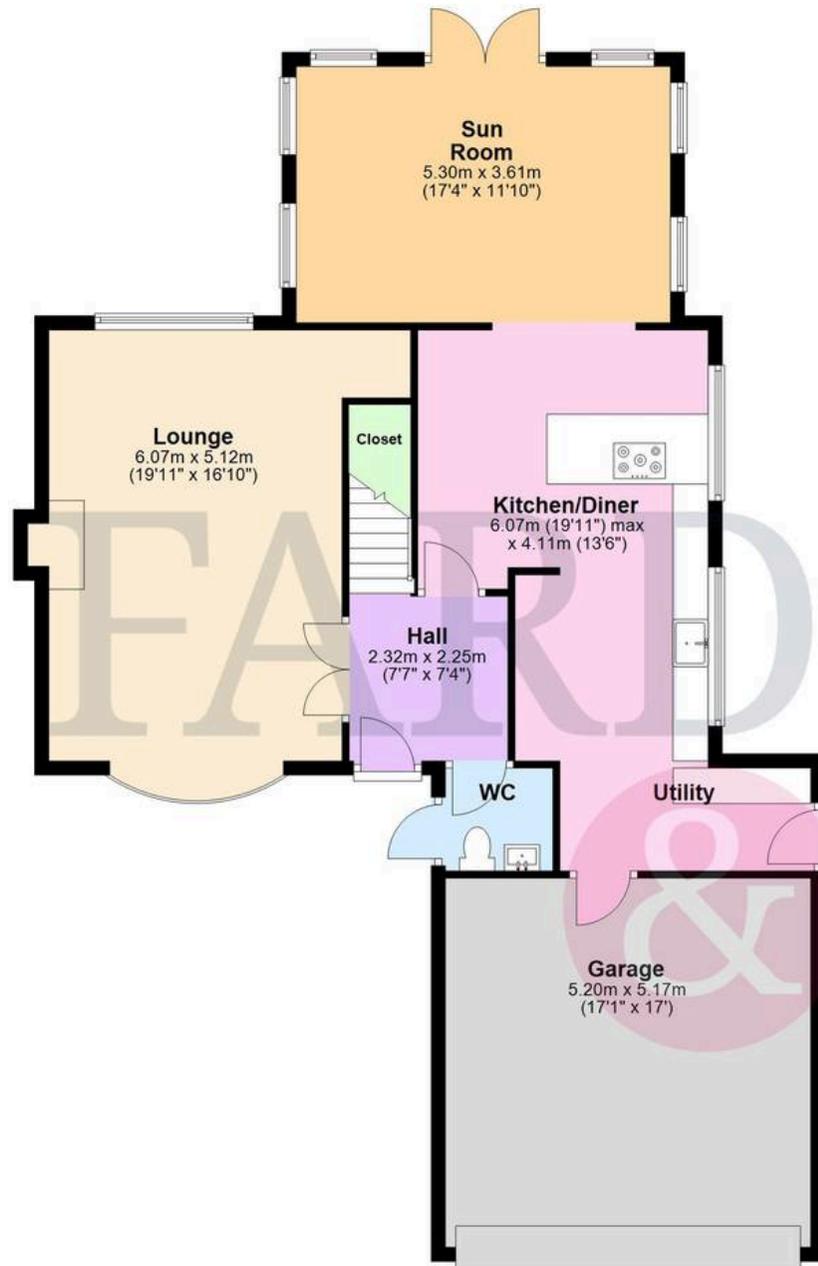


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Ground Floor



First Floor



Total area: approx. 165.6 sq. metres (1782.2 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced using PlanUp.



GARDEN

The exterior of the property is equally impressive, offering a well-balanced blend of practicality and outdoor enjoyment. To the front, a neatly maintained lawn is framed by mature planting and a blossom tree, creating an attractive approach to the home. A private driveway provides off-road parking and leads to the garage, while the property also benefits from the convenience of an EV car charging point, making it ideal for modern day living. To the rear, the garden offers a generous and private outdoor space, mainly laid to lawn and bordered by established trees, shrubs and planting which provide a pleasant sense of greenery and privacy. A stone flagged patio area sits directly off the rear of the property, creating a perfect spot for outdoor seating, dining or entertaining during the warmer months. An extended garden view extension opens out onto this space through the bi-folding doors, allowing the garden to feel like a natural extension of the home. Please note: the property is subject to restrictive covenants. Buyers are advised to check these details with their chosen legal representative.

DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

2 Parking Spaces





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PROPERTY
AWARDS
2025
★★★★★
GOLD WINNER
ESTATE AGENT
IN BURNLEY

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