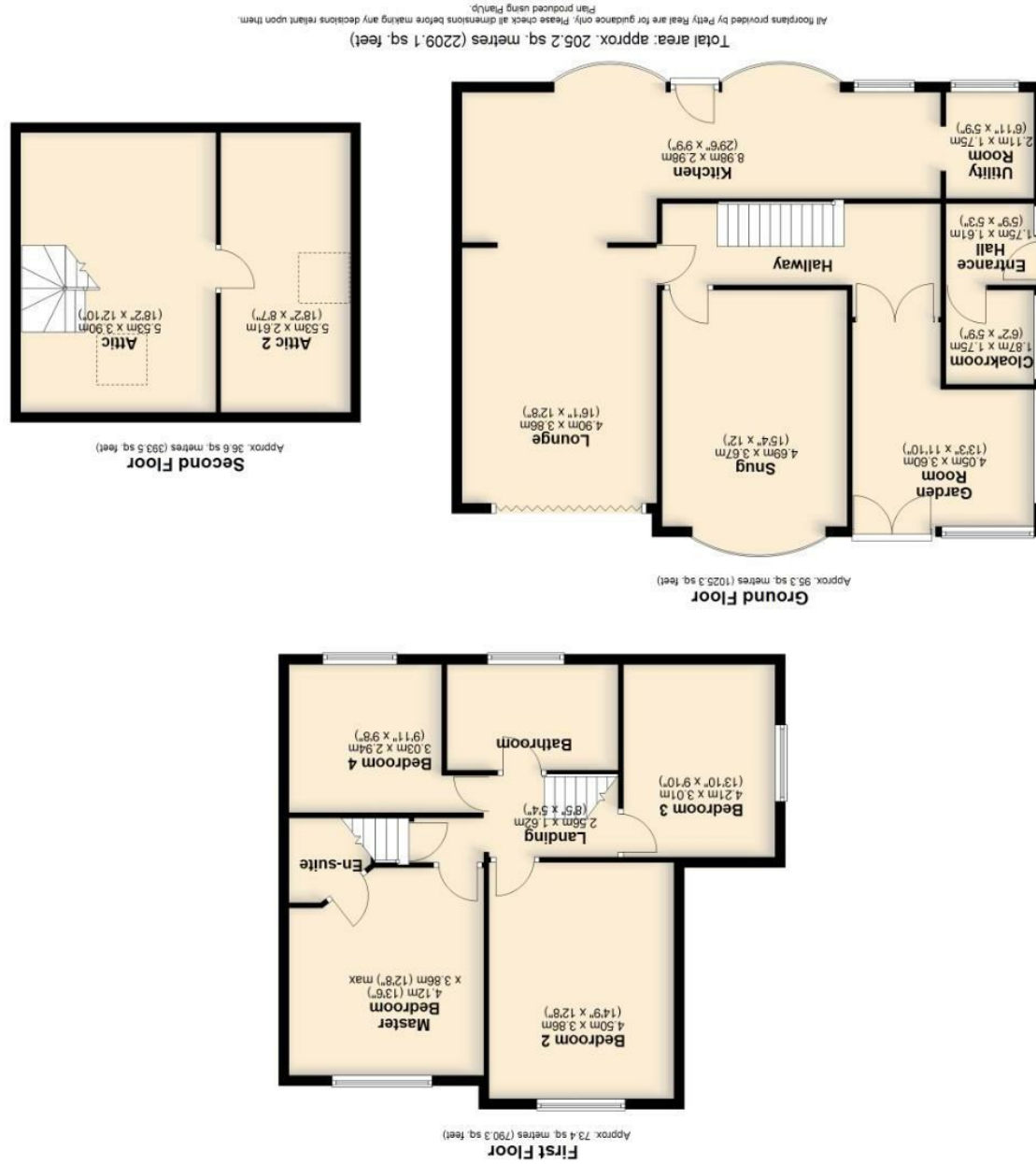
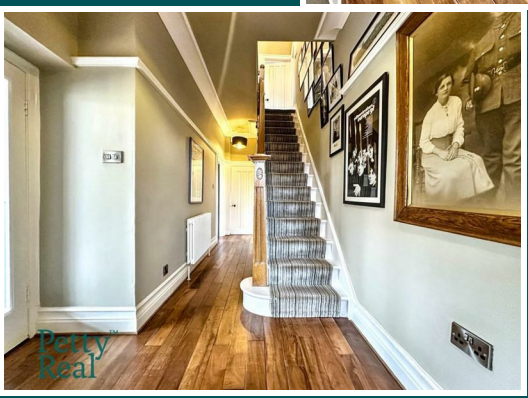
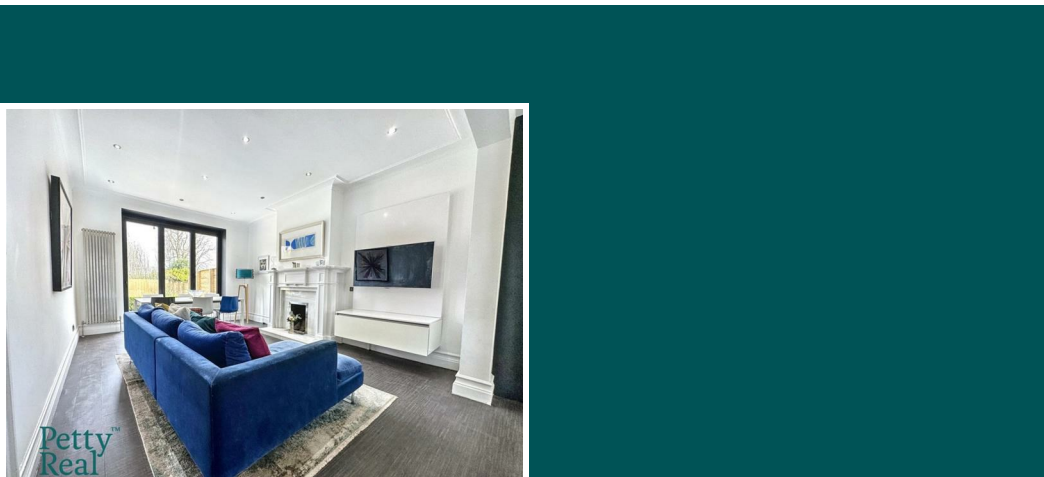


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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Price £615,000



145 Wheatley Lane Road

**Barrowford
BB9 6QN**

4 2 2 D

Council Tax Band: F



This impressive Edwardian semi-detached home on Wheatley Lane Road in Barrowford offers approximately 2,000 sq ft of stylish living space. Featuring four bedrooms, two bathrooms, a modern kitchen with a central island, and a gated driveway leading to a substantial triple garage block, it's ideal for spacious family living.

Description

Situated along the sought-after Wheatley Lane Road in the heart of Barrowford, this stunning and versatile family home offers a wealth of stylish living accommodation over three spacious floors. Thoughtfully designed with high-end finishes and a seamless blend of character and contemporary comfort, this property is ideal for those looking for a forever home in a desirable village setting.

Upon entry, you are greeted by a bright and welcoming entrance hallway that sets the tone for the quality and space on offer throughout the home. Immediately off the hall is a modern two-piece cloakroom, providing convenience for guests and everyday family use. The hallway also provides access to the principal ground floor rooms and a staircase leading to the upper levels.

To the rear of the property is a charming garden room, currently utilised as a home gym. This peaceful and light-filled space could also function as a reading room, studio, or snug, offering flexibility to suit a variety of lifestyle needs. It's an ideal spot for remote working or quiet contemplation, away from the main social areas of the home.

A separate sitting room/snug adds further character, featuring a lovely bay window that floods the space with natural light. A living flame gas fire, set within an attractive surround, creates a cosy focal point—perfect for unwinding in the evenings or enjoying a quiet moment away from the open-plan areas of the home.

The heart of the house is undoubtedly the impressive open-plan lounge and kitchen, finished to a truly exceptional standard. This remarkable space has been designed with both family living and entertaining in mind. A large central island with Corian worktops provides a stylish and functional centrepiece, ideal for casual dining or hosting guests.

The kitchen area is fitted with premium Neff appliances, offering sleek and seamless functionality. High-quality cabinetry, integrated appliances, and thoughtful storage make this space as practical as it is beautiful. The lounge area flows effortlessly from the kitchen and enjoys views of the rear garden, with large bi-folding doors that open directly onto the patio, perfect for summer gatherings and al fresco dining.

Practicality continues with a well-designed fitted boot area, providing excellent storage for coats, shoes, and everyday essentials. A separate utility room offers further functionality, housing laundry appliances and keeping the main kitchen area clutter-free—ideal for busy family life.

Upstairs, a spacious landing leads to four double bedrooms, each offering generous proportions and natural light. The master bedroom benefits from bespoke fitted wardrobes and a stylish ensuite shower room, adding a touch of luxury and privacy. The remaining bedrooms are all tastefully decorated and comfortably sized, ideal for children, guests, or additional workspaces.

The main house bathroom is a real showstopper—fitted with a luxurious four-piece suite that includes a freestanding bath, separate walk-in shower, a floating vanity basin, and low-level WC. Underfloor heating adds an extra level of comfort and style to this already impressive room, making it a true retreat within the home.

A staircase from the first-floor landing provides access to the attic level, which has been cleverly converted into two further rooms. Currently used as a home office and a hobby space, these versatile rooms could also serve as occasional guest accommodation, a playroom, or additional storage, depending on your needs.

Externally, the home is equally impressive. A gated driveway provides privacy and security, leading to a detached triple garage that offers ample space for multiple vehicles, storage, or even workshop use. The landscaped gardens include a well-maintained lawn to the front and a beautiful rear garden with patio area—ideal for both relaxing and entertaining.

Barrowford is a highly regarded village offering a superb lifestyle, with a range of boutique shops, cafés, restaurants, and a Booths supermarket all within easy reach. The property is ideally placed for families, with well-regarded primary and secondary schools nearby. Excellent transport links, including the M65 motorway and nearby railway stations, ensure easy access to surrounding towns and cities such as Burnley, Blackburn, Manchester, and Leeds—making this the perfect location for commuters and families alike.

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