

‘Westwood’ Hawthorne Drive, Barnoldswick. BB18 6ER



New Price: £525,000

Beautifully presented five bedroomed Victorian detached residence. Benefitting from planning permission for a four bedroomed detached house in the grounds and a two storey garage available as a whole or the house and land could be sold individually. Comprising entrance porch, hall, fully fitted luxury kitchen with integral appliances and granite surfaces. Sitting room with feature fireplace, dining room, snug and downstairs cloakroom. To the first floor, there are three bedrooms, one with en-suite bathroom with roll top bath. House bathroom with sauna and steam shower. To the second floor there are two further bedrooms. Externally, there is a coach house with loft and carport with wood store. GCH. DG.

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ACCOMMODATION

Ground Floor:

Entrance Porch:

Tiled floor and wall light.

Entrance Hall:

Half glazed original door with bevelled glass, oak flooring, understairs cupboard, Delph rail and plaster coving to ceiling. Double panelled radiator with ornate radiator cover. Glazed door with bevelled glass into Lounge.

Lounge:

19'4" x 15'10" (5.89m x 4.83m) Feature fireplace

in York stone with hearth surround and mantle. To either side of the fireplace there are leaded, stained glass double glazed windows, large bay window



which is UPVC double glazed. Delph rail, plaster coving to ceiling, ceiling rose and two wall lights. Television and telephone points, double panelled radiator with ornate radiator cover. Glazed door with bevelled glass into Dining Room.

Dining room:

17'3" x 12'9" (5.26m x 3.89m) Original wooden

flooring, cast iron fire with surround and grate on a granite hearth and wooden mantle, UPVC double glazed bay window, ornate plaster



coving and ceiling rose, picture rail, a second UPVC double glazed window overlooking the side garden and large double panelled radiator with ornate radiator cover.

Snug:

4'1" x 11'6" (1.24m x 3.51m) UPVC double glazed window, plaster coving to ceiling and ceiling rose, 'Living Flame' gas fire on a marble hearth and surround with wooden mantle. Into the alcoves there are original drawers and shelf providing useful storage. Double doors opening onto Music room.

Music Room:

7'9" x 8'3" (2.36m x 2.51m) UPVC double glazed window, wooden flooring and plaster coving to ceiling.

Kitchen:

22'8" x 13'7" (6.91m x 4.14m)

Range of wall and base unit in walnut with brushed steel handles, integrated dishwasher and integrated washing machine, inset stainless steel one and a half bowl sink, granite worktops in cream, work island with granite splashbacks and granite



worktops providing lots of storage and breakfast bar area. Inset integrated Hotpoint coffee maker in brushed steel, 'Neff' warming drawer, 'Neff' combination microwave, free standing Range 'Baumatic' cooker, brushed steel splash back and overhead extractor incorporating light, five ring gas burner and two gas ovens, one of which incorporates the grill. UPVC

double glazed window with leaded glass, half glazed external door to side garden, two double panelled radiators, a second UPVC double glazed window with leaded glass, television point, two double glazed Velux windows and concealed downlighting. There is a pitched roof in the kitchen. Open through to Conservatory.

Conservatory:

12'5" x 10'3" (3.78m x 3.12m) Double glazed wooden Conservatory, French doors to side garden, double panelled radiator and concealed downlighting.

Downstairs Cloakroom:

Tiled flooring, low level WC, modern styled wash basin set onto a vanity unit with chrome mixer tap.

First Floor:

Open spindle staircase with mahogany banister and posts.

Landing:

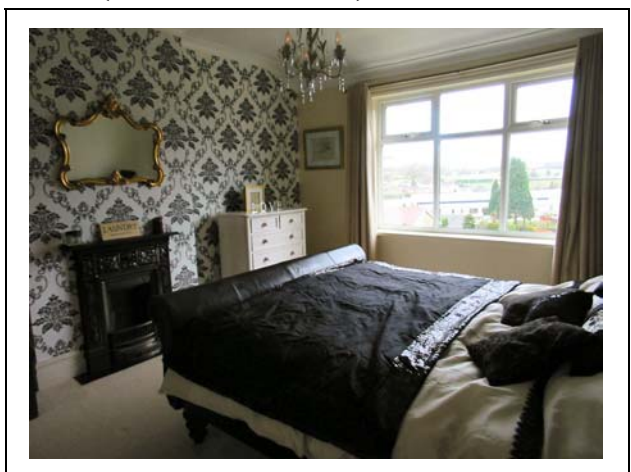
UPVC double glazed window with far reaching views and double panelled radiator.

Main Bedroom:

17'8" x 12'4" (5.38m x 3.76m) Feature fireplace. Cast iron surround with inset tiles on a wooden hearth, television point, UPVC double doors onto a Juliet balcony, concealed downlighting, large double panelled radiator and UPVC double glazed window with far reaching views.

Bedroom 2:

14'2" x 13'2" (4.32m x 4.01m) UPVC double glazed window with far reaching views, plaster coving to ceiling, ornate fireplace in cast iron and cast iron grate with granite hearth, large double panelled radiator with ornate radiator cover.



Bedroom 3: **11'9" x 13'8" (3.58m x 4.17m)** Oak flooring, plaster coving to ceiling, UPVC double glazed window overlooking the side of the property and double panelled radiator.

En-Suite: Tiled flooring, free standing roll top bath with claw feet, pedestal wash basin and low level WC, fully tiled with contrasting border and insert. Chrome heated towel rail, UPVC double glazed window, concealed downlighting, underfloor heating and low level lighting.

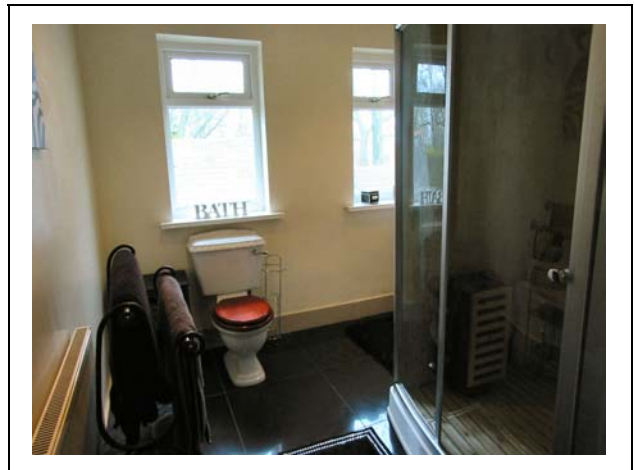
Second Floor: Stairs up to loft rooms.

Landing: Velux window and double panelled radiator.

Bedroom 4: **11'6" x 8'10" (3.51m x 2.69m)** Double glazed Velux window, storage to eaves and double panelled radiator.

Bedroom 5: **10'8" x 8'6" (3.25m x 2.59m)** Double glazed Velux window, eaves storage and double panelled radiator.

House Bathroom: Black tiled flooring, large sauna and shower steam room with pine bench and floors, foot massager and power jet shower with radio. Low level



WC, pedestal wash basin, two double glazed windows, double panelled radiator and concealed downlighting.

Externally:

Coach House: **Ground Floor: 33'10" x 15'11" (10.31m x 4.85m)** Pitched roof to the main part. Plumbing ready to make a shower room, two UPVC double glazed

window and UPVC double glazed door to the rear and UPVC double doors with glass side panels to the front. Partly flagged flooring. Spiral staircase to upper floor:

Upper Floor: 15'3" x 14'7" (4.65m x 4.45m)

Double glazed window in the style of French doors to a Juliet balcony, wooden flooring. There is a study area which can be converted to a kitchen area:

Study Area: 10'7" x 6'0" (3.23m x 1.83m)

UPVC double glazed window and UPVC double glazed door to side garden.



There is also a carport doubling as a log store with parking for several vehicles.



Viewing

By appointment through Broden Lloyd

Services

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Mortgage Services

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- **Your home is at risk if you do not keep up payments on a mortgage or other loan secured against it.**

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