



12 Station Road, Barrow Hill

£175,000 Freehold

Modern three-bedroom semi-detached home with spacious living, stylish kitchen, elegant bathroom, utility area, private garden with pergola, off-road parking, and move-in ready condition.

Council Tax band: A | Tenure: Freehold | EPC: D

Welcome to this inviting three-bedroom, semi-detached house that beautifully balances contemporary style with practical living. Step inside to discover a bright and spacious layout, with a generously sized reception room featuring a modern wall-mounted electric fireplace, plush carpeting, and large windows that fill the home with natural light. The modern kitchen is a standout, offering sleek wooden cabinetry, integrated oven, gas hob, stylish black tile backsplash, and ample countertop space, all complemented by warm wood effect flooring. Upstairs, the bedrooms are finished in neutral décor with new carpets, providing a fresh and versatile setting for your family. The elegant bathroom boasts modern fixtures, a rainfall shower, heated towel rail, and sophisticated tiling for a touch of luxury.

Additional features enhance every-day comfort and convenience, including a dedicated utility area with washing machine, contemporary light fixtures throughout, and efficient, modern radiators. Outside, the property offers a private, low-maintenance garden complete with artificial lawn, a charming pergola for al fresco dining or relaxing, and secure fencing for peace of mind. Off-road parking to the front of the property ensures ease of access. This beautifully presented home is ready for you to move straight in and start making memories. Arrange your viewing today to truly appreciate all that this property has to offer.





Kitchen/Diner

12' 4" x 9' 7" (3.75m x 2.92m)

A lovely space with integrated appliances like a stainless steel sink and drainer beneath a uPVC window overlooking the garden area. Along with a 4 ring gas hob and oven beneath it. Butchers block style worktops with light wood effect unit fronts.

Utility Room

A small utility that provides ample space for storage or laundry with the boiler housed in here as well.



Reception

12' 4" x 12' 3" (3.75m x 3.73m)

A stunning reception room, perfect for entertaining guests or hosting the family. With a central heating radiator, feature fireplace and uPVC window overlooking the front aspect.





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Bedroom 1

9' 7" x 12' 2" (2.91m x 3.71m)

A lovely spacious double bedroom with ample space for a double bed, soft carpeting, a central heating radiator sat beneath a uPVC window overlooking the front aspect of the property.

Bedroom 2

9' 7" x 9' 8" (2.91m x 2.94m)

A well sized double bedroom featuring a lovely plush fitted carpet, a central heating radiator and a uPVC window overlooking the rear.

Bedroom 3

6' 0" x 7' 3" (1.84m x 2.22m)

Finally a small room located toward the front aspect with a central heating radiator, plush fitted carpet and a uPVC window.

Bathroom

6' 0" x 5' 8" (1.84m x 1.72m)

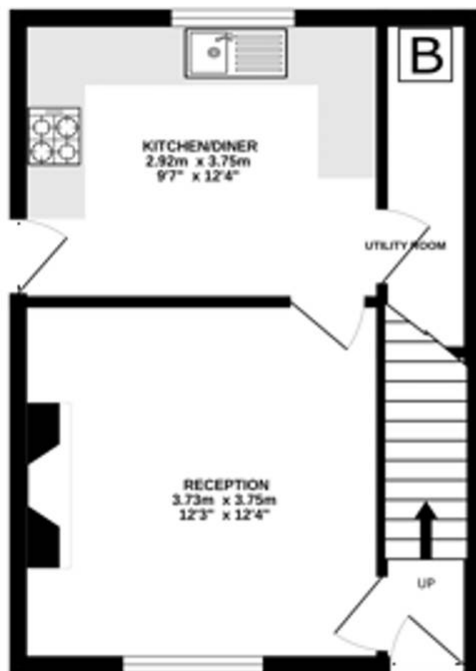
A cosy bathroom featuring a pedestal hand wash basin, low flush wc and a bath with a shower above it, with tiled surround creating an interesting contrast along the walls.



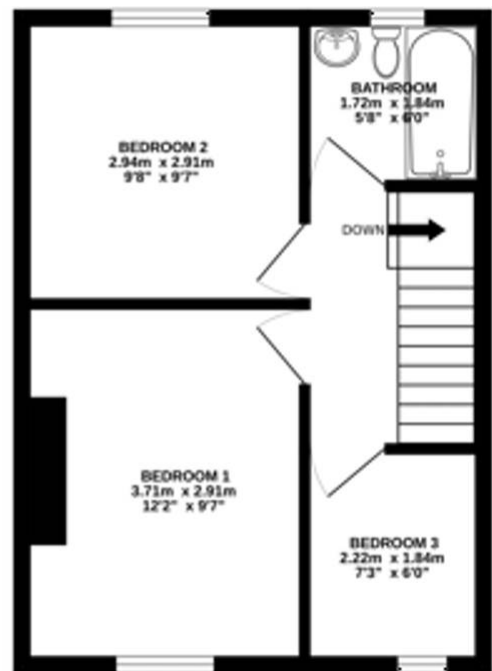
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GROUND FLOOR
30.3 sq.m. (327 sq.ft.) approx.



1ST FLOOR
31.0 sq.m. (334 sq.ft.) approx.



TOTAL FLOOR AREA : 61.3 sq.m. (660 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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