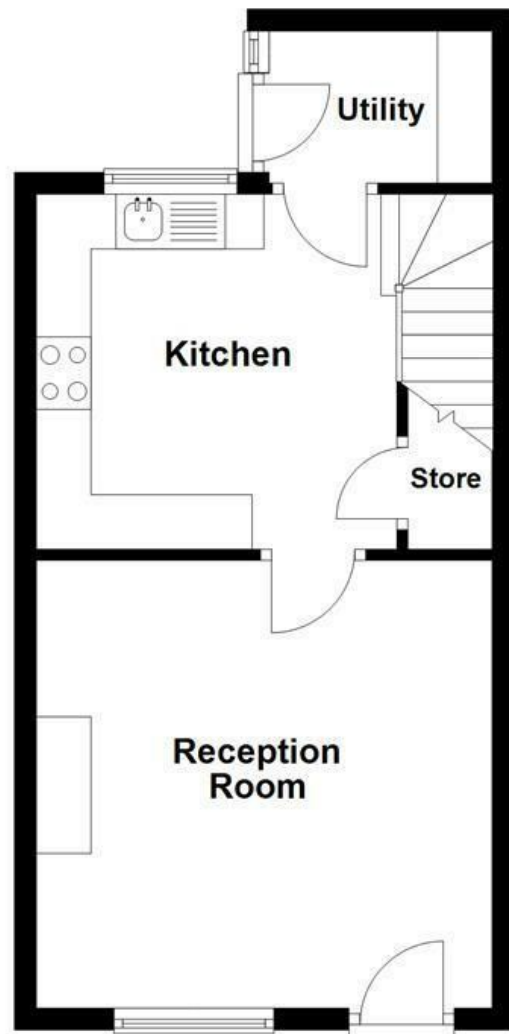
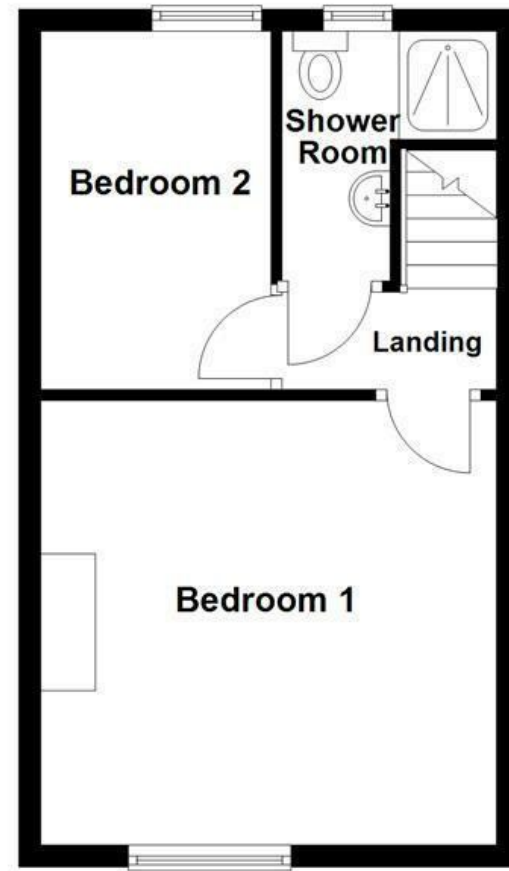


Ground Floor



First Floor



John Street, Barrowford, BB9 6HZ

Offers Over £115,000

A PERFECT FIRST HOME

Nestled in the charming John Street of Barrowford, Nelson, this mid-terrace property is a delightful find for those seeking their first home. Recently modernised, this property offers a cosy retreat for young individuals or couples looking to step into the world of homeownership.

With a welcoming reception room that is just the right size for entertaining guests, you can envision lively gatherings and cosy evenings in this inviting space. The two bedrooms provide ample room for relaxation and personalisation, while the well-equipped kitchen ensures that all your culinary needs are met effortlessly.

Convenience is at your doorstep with the renowned Booths store just a leisurely 2-minute walk away, making grocery shopping a breeze. Whether you're looking to settle down or embark on a new chapter, this property on John Street presents a wonderful opportunity to create a home filled with warmth and character.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

John Street, Barrowford, BB9 6HZ

Offers Over £115,000

 2  1  1  D

- Beautifully Presented Mid Terrace Property
- Contemporary Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating D
- Two Bedrooms
- Additional utility
- Tenure Freehold
- Three Piece Shower Room
- Neutral Decoration Throughout
- Council Tax Band A

Ground Floor

Reception Room

13'8 x 13'5 (4.17m x 4.09m)
UPVC front door, UPVC double glazed window, central heating radiator, smoke detector, electric wall mounted fire, television point and door to kitchen.

Kitchen

10'8 x 10'7 (3.25m x 3.23m)
UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops and upstands, composite sink and drainer with high spout mixer tap, integrated oven with four ring induction hob and extractor hood, glass splashback, integrated dishwasher, space for fridge freezer, solid wood flooring, doors to understairs storage, utility and stairs to first floor.

Utility

6'2 x 4'0 (1.88m x 1.22m)
Hardwood single glazed window, extractor fan, PVC to ceiling, plumbing for washing machine, space for dryer, solid wood flooring and door to rear.

First Floor

Landing

6'5 x 2'9 (1.96m x 0.84m)
Loft access, smoke detector, doors to two bedrooms and shower room.

Bedroom One

13'8 x 13'4 (4.17m x 4.06m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

10'7 x 6'11 (3.23m x 2.11m)
UPVC double glazed window and central heating radiator.

Shower Room

7'4 x 6'2 (2.24m x 1.88m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with waterfall mixer tap, direct feed rainfall shower enclosed with rinse head, spotlights, PVC to ceiling, tiled elevations and wood effect laminate flooring.

External

Rear

Enclosed paved yard with gated to shared access road.

