




BRITISH  
PROPERTY  
AWARDS  
2023  
★★★★★  
SILVER WINNER  
ESTATE AGENT  
IN NORTH WEST  
(LANCASHIRE)



BRITISH  
PROPERTY  
AWARDS  
2023  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN BURNLEY



BRITISH  
PROPERTY  
AWARDS  
GOLD WINNER  
ESTATE AGENT

FARDELLA

FARDELLA  
& BELL



209 Gisburn Road, Barrowford

Fixed Price £183,950





## 209 Gisburn Road

Barrowford, Nelson

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Grade 2 Listed Cottage
- Gas central heating
- Gorgeous features
- Cellar
- Large outside space
- Village location
- Great for a couple or a small family
- Garage & Outbuildings
- 2 Bedrooms



### Living Room

With fitted carpet, wooden beams, in built storage cupboards, light point, stone feature fireplace, a radiator and uPVC window.

### Kitchen

With a mixture of wall and base units, tiled flooring, tiled splashback, uPVC window and door leading to the rear garden, inset sink with chrome mixer tap, spotlights, radiator and plumbing for a washing machine an space for a fridge/freezer. 4x ring induction hob with overhead extraction fan and integrated hob.

### Utility Room

A useful utility room with plumbing to convert back in to a useable wc.

### Landing

With large storage cupboards, fitted carpet and a light point.

### Bedroom 1

A room of double proportions with fitted storage, 2x uPVC windows overlooking Barrowford Park, 2x radiators and fitted carpet.

### Bedroom 2

A room of single proportions with a uPVC window, fitted carpet, a light point and a radiator.

### Family Bathroom

A three piece suite with fully tiled walls, pedestal sink with chrome mixer tap, push button toilet, fully tiled walls and floor, frosted uPVC window and a panelled bath with mains fed overhead shower.

### Cellar





### **Consumer Protection Regs**

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:  
The tenure of this property is 'Freehold' and the Council Tax Band is 'B' Parking - On Street and off road parking to the rear Rights and easements - Right of way behind the property and right out way down the cellar steps.  
Restrictions - Grade 2 Listed Building Building safety -no visible risks Accessibility/Adaptations - No adaptations have been made, essential living is tot he entrance level and bedrooms to the first floor Utility supply - Mains gas, electric and water Coastal erosion risk - None Planning permission - unknown by vendor Flood Risk - Low Coalfield or mining area - Unknown by vendor







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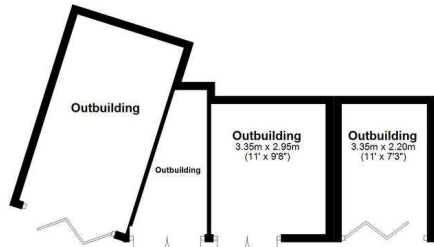


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Outbuilding



First Floor

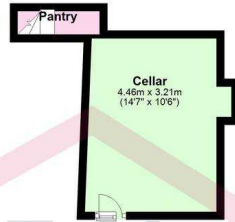


Total area: approx. 124.5 sq. metres (1340.0 sq. feet)

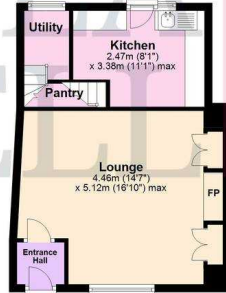
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Plan produced using PlanUp.  
209 Gisburn Road

Basement



Ground Floor







## REAR GARDEN

Front- A small forecourt with access to the cellar,  
Rear- There is a large garden which is mainly laid to lawn with large sheds and a patio area

## GARAGE

Single Garage

Garage and Parking to the side of the property







 **BRITISH** **GOLD WINNER**

**FARDELLA** 

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