



Hilton &
Horsfall

BB9 6AP

Springbank, Barrowford

Offers In The Region Of £334,950

- Large Family Home
- Two Reception Rooms
- Four Bedrooms
- Cellar
- Off Road Parking
- Garage

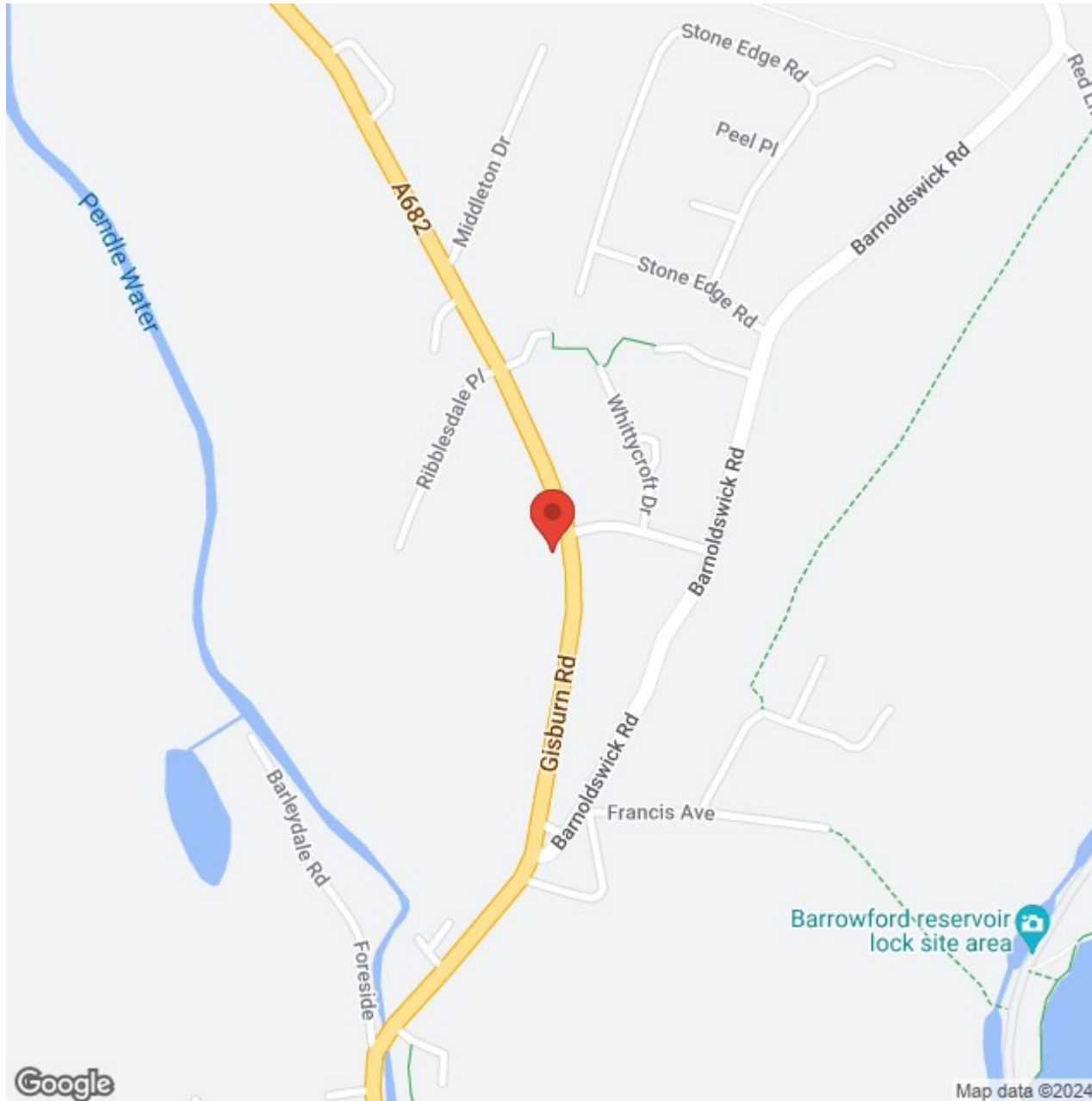
An amazing opportunity to acquire this simply stunning FOUR bedroomed terraced dwelling located in a highly desirable area of 'Barrowford'. Situated conveniently close by to local amenities such as: supermarkets, good schools, bistros and boutiques. The M65 motorway is only a short drive away providing easy access through to neighbouring towns / cities such as: Burnley, Blackburn, Preston and beyond. This property affords many noteworthy features and briefly comprises of: a welcoming entrance hallway, bright and airy living room open to the family sized dining room, spacious kitchen, and two cellar rooms ideal for storage purposes. To the first floor you will find three well proportioned bedrooms and a contemporary three piece bathroom suite. To the second floor there is another well proportioned room.

Externally to the front elevation you will find an enclosed flagged forecourt with mature shrubs and flowerbeds. To the rear elevation you will find a well kept yard having space for outdoor furniture. Adjacent to the yard is a driveway leading up to the garage, offering ample space for off road parking.

Early viewing is highly advised to avoid disappointment.

Council Tax Band 'D'. FREEHOLD.







Lancashire

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LOWER GROUND FLOOR

On the lower ground floor you will find:

CELLAR ROOM ONE 16'2" x 13'0" (4.934m x 3.985m)

Ideal for storage purposes having electrics and a wood window to the front elevation.

CELLAR ROOM TWO 13'1" x 12'7" (3.993m x 3.844m)

Another room ideal for storage purposes which has lighting.

GROUND FLOOR

On the ground floor you will find:

KITCHEN 17'1" x 10'4" (5.223m x 3.171)

A spacious kitchen offering fitted wall and base units, tiled splash back, inset sink with chrome mixer tap, Parkinson Cowan gas cooker with 4 ring gas hob, wood flooring, space for a freestanding fridge / freezer, plumbing for a washing machine, 1x central heating radiator, breakfast serving hatch, Glow Worm boiler, door leading down to the cellar, wood door leading out to the side elevation and uPVC double glazed windows to the side and rear elevation.

LIVING ROOM 15'10" x 13'8" (4.844m x 4.178m)

A bright and airy living room having an electric log burner,

ceiling coving, television point, 3x central heating radiators, space for settees, bay fronted windows and open to the dining room.

DINING ROOM 12'5" x 13'11" (3.802m x 4.242m)

A family sized dining room with ceiling coving, 1x central heating radiator, space for table and chairs, breakfast serving hatch and uPVC double glazed window to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 18'0" x 13'5" (5.494m x 4.090m)

A bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and 2x wood frame windows to the front elevation.

BEDROOM TWO 13'8" x 12'5" (4.178m x 3.805m)

Another bedroom of double proportions having space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE 10'6" x 8'0" (3.207m x 2.463m)

A well proportioned bedroom with wood flooring, space for desk and chairs, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A contemporary 3 piece bathroom suite comprising of: wood flooring, push button w.c, part tiled walls, panelled bathtub with chrome mixer tap and shower attachment over, pedestal sink with chrome mixer tap, ceiling coving, heated chrome towel rack, 3x doors to storage cupboards and a frosted uPVC window to the side elevation.

SECOND FLOOR / LANDING

On the second floor / landing you will find:

ATTIC ROOM 16'7" x 14'9" (5.079m x 4.515m)

A room of double proportions with a door to storage and a velux window to the front elevation.

EXTERNALLY

Externally to the front elevation you will find an enclosed flagged forecourt with mature shrubs and flowerbeds. To the rear elevation you will find a well kept yard having space for outdoor furniture. Adjacent to the yard is a driveway leading up to the garage, offering ample space for off road parking.

360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/springbank-bford>

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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OUTSIDE

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Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

2237.79 ft²
207.90 m²

Reduced headroom

22.69 ft²
2.11 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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