







Hilton &  
Horsfall

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Horsfall  
01202 560 024  
HILTONHORSFALL.CO.UK  
FOR  
SALE



BB9 6AP

## Springbank, Barrowford

### Offers In The Region Of £399,950

A fantastic opportunity to acquire this simply stunning and spacious FOUR bedroom THREE reception rooms end of terraced dwelling located in a highly desirable area of Barrowford. Situated conveniently close by to a selection of good primary, secondary and further education schools and colleges via close transport links. The property is amongst beautiful scenic walks from its doorstep around the Pendle countryside and local amenities.

The M65 motorway is only a short drive away providing easy access through to neighbouring towns and cities.

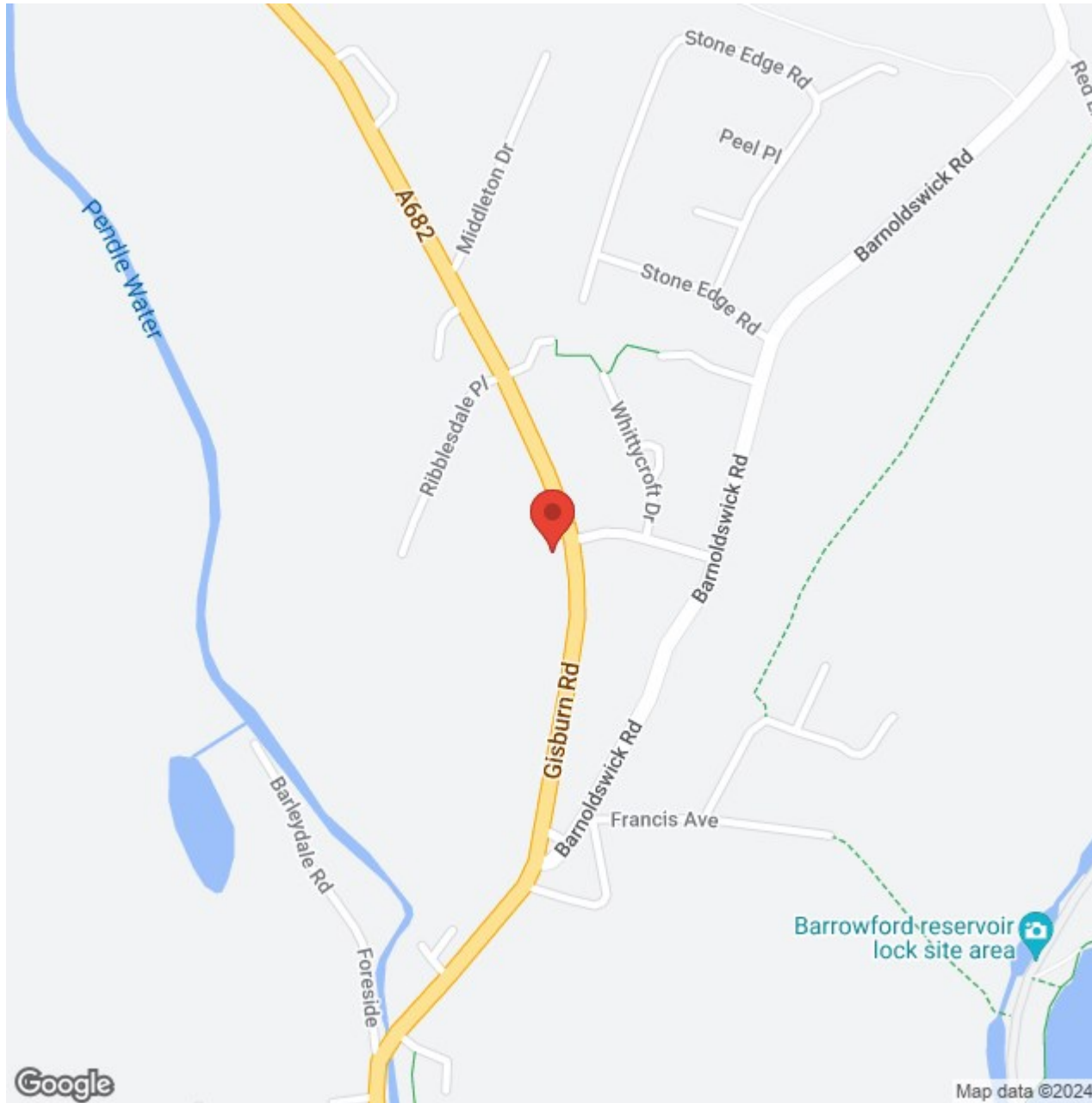
The property has been finished to a high standard throughout and is a true credit to the current owners. Affording many noteworthy traditional features incorporated around the property briefly comprising of: a welcoming tiled floor with original stained glass door surround leading to a welcoming open stairs hallway, family sized living room with built in tv cabinet, dining room with serving hatch feature, fitted kitchen with access to the additional cinema room which has direct sunlight. On the first floor you will find three well proportioned double bedrooms with the master having an en-suite shower room, walk-in wardrobe and under stairs storage cupboard, the third bedroom is currently being utilised as an office room and a beautiful presented three piece family house bathroom. The first floor landing also leads to the second floor having a spacious bedroom again with plenty of daylight and beams. Externally to the front elevation you will find a well maintained forecourt having a grass lawn, mature shrubs and flowerbeds. To the rear elevation you will find a flagged yard. Adjacent there is a blocked paved driveway providing off road parking and a meticulously maintained garden having a lawned area, mature shrubs, trees and flowerbeds, a modern tiled flagged patio area with space for outdoor furniture and a York stoned dining area, sheds for storage purposes, outside electrics and water supplies. Early viewing is highly advised

#### Hilton & Horsfall

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## Lancashire

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### LOWER GROUND FLOOR

On the lower ground floor you will find:

#### CINEMA ROOM 15'5" 12'8" (4.724m x 3.873)

A stunning addition to the property having ornate ceiling coving, recessed LED spotlights, television point, ample space for seating, cast iron radiator and uPVC double glazed window to the front elevation.

### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE VESTIBULE

Having tiled flooring and a glass stained wood door leading through to the entrance hallway.

#### ENTRANCE HALLWAY

A welcoming entrance hallway providing access through to:

#### DINING ROOM 13'11" x 12'4" (4.246m x 3.780m )

A spacious dining room with ample space for a dining table and chairs, ornate ceiling coving, picture rail, breakfast serving hatch, wall feature fireplace, 1x cast iron radiator and uPVC double glazed windows to the side and rear elevation.

#### LIVING ROOM 16'6" x 13'9" (5.048m x 4.215m )

A family sized living room with ornate ceiling coving, picture rail, marble wall feature fireplace with log burner set within, space for settees, storage cupboard housing television point, 2x wall lights, 1x cast iron radiator and a bay fronted double glazed window to the front elevation.

#### KITCHEN 17'3" x 10'11" (5.275m x 3.335m )

Offering a range of fitted wall and base units with contrasting work surfaces over, kamdean flooring, breakfast island with space for barstools, ornate ceiling coving, recessed LED spotlights, Rangemaster cooker with extractor fan above, Belfast sink and cast iron radiator. Having integrated appliances such as: NEFF dishwasher, fridge / freezer, space for a washing machine / tumble dryer, 4 doors to storage cupboards, breakfast serving hatch, housing combi boiler and uPVC double glazed windows to the side and rear elevation.

#### FIRST FLOOR / LANDING

On the first floor/ landing there is ceiling coving, wainscot wood panelled walls and doors leading through to:

#### BEDROOM ONE 13'10" x 13'3" (4.219m x 4.056m )

A bedroom of double proportions with ornate ceiling coving, space for wardrobes and drawers, 1x cast iron radiator, double doors to walk in wardrobe, doors leading to the en-suite shower room, access to under stairs storage cupboard and uPVC double glazed window to the front elevation.

#### EN-SUITE SHOWER ROOM

A modern 3 piece en-suite shower room comprising of: tiled flooring, part tiled walls, low level w.c, walk in shower cubicle with rainfall shower head, recessed LED spotlights, ceiling coving, his and hers vanity sinks and an air extraction fan.

#### WALK IN WARDROBE 5'5" x 3'1" (1.659m x 0.946m )

Having lighting and fitted units creating ample storage space.

#### BEDROOM TWO 13'11" x 12'7" (4.248m x 3.837m )

Another bedroom of double proportions with space for wardrobes and drawers, picture rail, space for a dresser unit, 2x wall lights, 1x cast iron radiator and uPVC double glazed windows to the side and rear elevation.

#### BEDROOM THREE / OFFICE ROOM 10'6" x 8'1" (3.213m x 2.465m )

A well proportioned bedroom currently being utilised as an office room having ornate ceiling coving, space for wardrobes and drawers, 1x cast iron radiator and uPVC double glazed window to the rear elevation.

#### HOUSE BATHROOM

A stunning family house bathroom comprising of: marble tiled flooring, part tiled walls, ceiling coving, freestanding roll top bath tub with chrome mixer taps, pedestal sink with chrome mixer taps, low level w.c, cast iron radiator, chrome towel rack and uPVC double glazed frosted window to the side elevation.

#### SECOND FLOOR / LANDING

On the second floor / landing you will find:

#### BEDROOM FOUR 17'3" x 14'5" (5.275m x 4.411m )

A spacious attic bedroom with exposed wood ceiling beams, storage into the eaves, 1x cast iron radiator, space for wardrobes and drawers, uPVC double glazed window to the side elevation and a double glazed velux window to the front elevation.

#### EXTERNALLY

Externally to the front elevation you will find a spacious and well maintained forecourt having mature shrubs and flowerbeds. To the rear elevation you will find a flagged yard. Adjacent there is a block paved driveway providing off

road parking and a meticulously maintained garden having a lawned area, mature shrubs, trees and flowerbeds, flagged patio area with space for outdoor furniture, outside electrics and a shed for storage purposes.

### 360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/springbank-bb9>

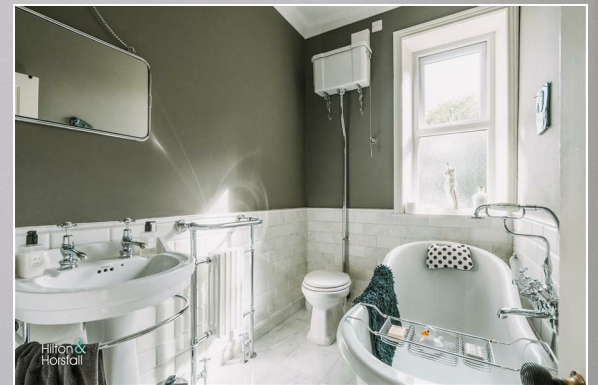
### PROPERTY DETAILS

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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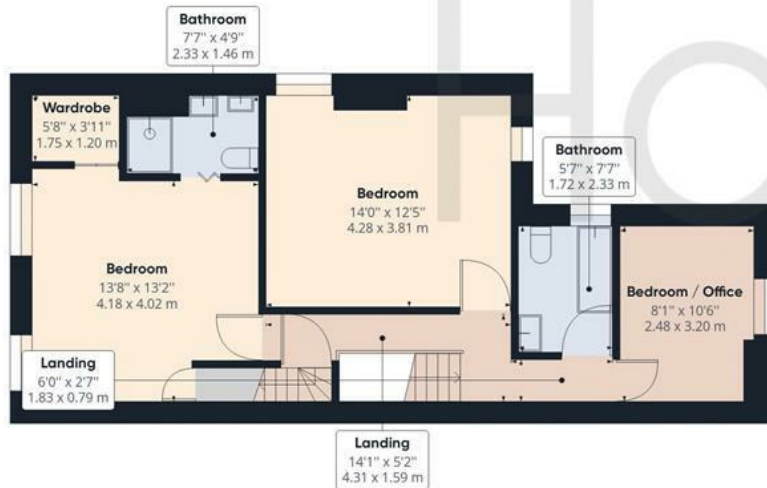




Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area<sup>(1)</sup>

1743.81 ft<sup>2</sup>

162.01 m<sup>2</sup>

Reduced headroom

18.34 ft<sup>2</sup>

1.70 m<sup>2</sup>

(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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