



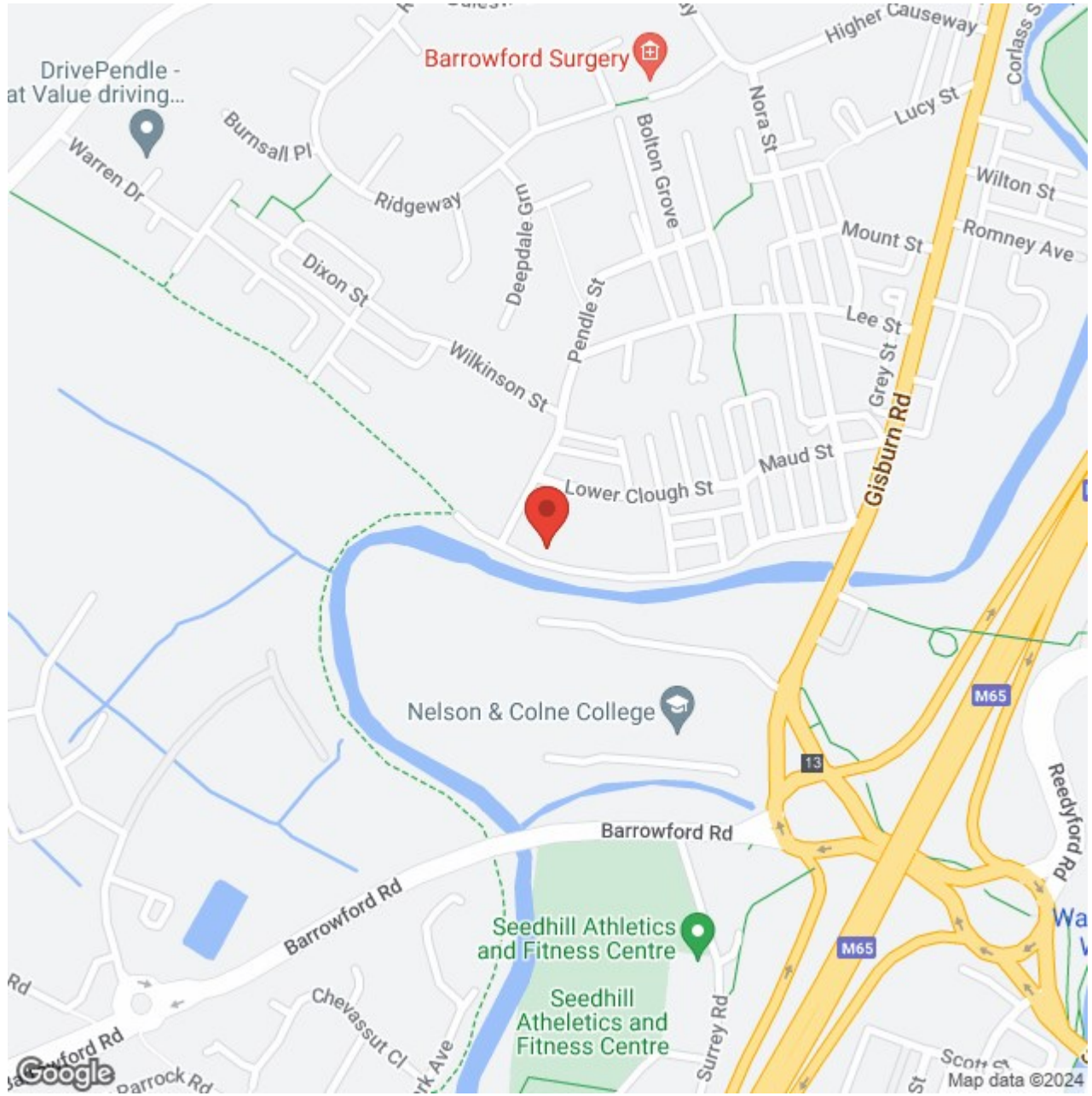
Hilton &
Horsfall

BB9 8LG

Lower Clough Fold, Barrowford Offers In The Region Of £234,950

A fantastic opportunity to acquire this stunning THREE bedroomed dwelling located in a highly desirable area of Barrowford. Situated conveniently close by to local amenities, good schools and bistros. The M65 motorway is only a short drive away providing easy access through to neighbouring towns / cities such as: Burnley, Blackburn, Preston & beyond. The property has been finished to a high standard throughout, benefitting from a newly fitted bathroom and kitchen and briefly comprises of: a welcoming entrance hallway, useful ground floor w.c, utility room, garage / gym room, beautifully presented open plan kitchen and living room, three well proportioned bedrooms and a bespoke three piece bathroom suite. Externally to the front elevation there is a block paved driveway providing off road parking purposes. To the rear elevation you will find an enclosed well maintained garden with space for outdoor furniture. Early viewing is highly advised. Council Tax Band D. FREEHOLD.







Lancashire

A fantastic opportunity to acquire this stunning THREE bedroomed dwelling located in a highly desirable area of Barrowford. Situated conveniently close by to local amenities, good schools and bistros. The M65 motorway is only a short drive away providing easy access through to neighbouring towns / cities such as: Burnley, Blackburn, Preston & beyond. The property has been finished to a high standard throughout, benefitting from a newly fitted bathroom and kitchen and briefly comprises of: a welcoming entrance hallway, useful ground floor w.c, utility room, garage / gym room, beautifully presented open plan kitchen and living room, three well proportioned bedrooms and a bespoke three piece bathroom suite. Externally to the front elevation there is a block paved driveway providing off road parking purposes. To the rear elevation you will find an enclosed well maintained garden with space for outdoor furniture. Early viewing is highly advised. Council Tax Band D. FREEHOLD.

GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, ceiling coving, recessed LED spotlights, storage under the stairs, 1x central heating radiator and uPVC door to the front elevation.

UTILITY ROOM 16'4" x 9'1" (4.990m x 2.789m)

Having fitted wall and base units with contrasting worktops, plumbing for a washing machine, space for a tumble dryer, ceiling coving, air extraction fan, 1x central heating radiator, recessed LED spotlights and uPVC door leading out to the rear elevation.

GROUND FLOOR W.C

A useful ground floor w.c comprising of: tiled flooring, push button w.c, pedestal sink with chrome mixer tap, tiled splash back, ceiling coving, 1x central heating radiator, 1x chrome towel rack, air extraction fan and recessed LED spotlights.

GARAGE / GYM ROOM 20'1" x 8'10" (6.145m x 2.695m)

Having an electric garage door, full lighting with ambient mood lighting which can be controlled via a smartphone app / remote control. Ideal for storage and off road parking purposes.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

OPEN PLAN KITCHEN / LIVING ROOM 25'9" x 16'3"

(7.874m x 4.962m)

A spacious room having wood effect flooring, media wall having ambient mood lighting controlled via a smartphone app / remote control with tv and sound system inbuilt, electric fire set within, recessed LED spotlights, ceiling coving, 2x central heating radiators. Offering a range of fitted wall and base units with contrasting worktops, integrated oven / grill, bar stool area, inset sink, integrated wine cooler, integrated 60/40 fridge / freezer, 4 ring induction hob with extractor hood above, seating area and uPVC double glazed window to the side and rear elevation.

SECOND FLOOR / LANDING

On the second floor / landing you will find:

BEDROOM ONE 9'7" x 8'5" (2.940m x 2.568m)

A bedroom of double proportions with fitted wardrobes, recessed LED spotlights, 1x central heating radiator and uPVC double glazed window to the side elevation.

BEDROOM TWO 9'4" x 9'1" (2.869m x 2.781m)

Another bedroom of double proportions with recessed LED spotlights, space for wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE / DRESSING ROOM 10'10" x 6'6"

(3.322m x 2.001m)

Currently utilised as a dressing room, this spacious room could double as a third bedroom having recessed LED spotlights, 1x central heating radiator, door to storage, space for wardrobes and drawers and a uPVC double glazed window to the rear elevation.

BATHROOM

A bespoke three piece bathroom suite comprising of: fully tiled flooring and walls, low level w.c, panelled bathtub with glass shower screen and rainfall shower head above, wash basin on vanity unit, gold heated towel rack, air extraction fan and recessed LED spotlights.

EXTERNALLY

Externally to the front elevation there is a block paved driveway providing off road parking purposes. To the rear elevation you will find an enclosed well maintained garden with space for outdoor furniture.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/lower-clough-fold>

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.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk



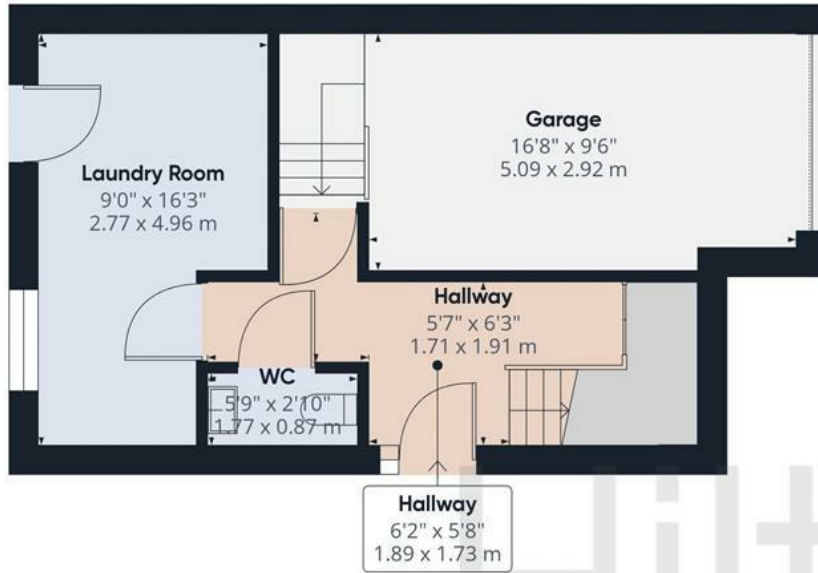
Hilton &
Horsfall



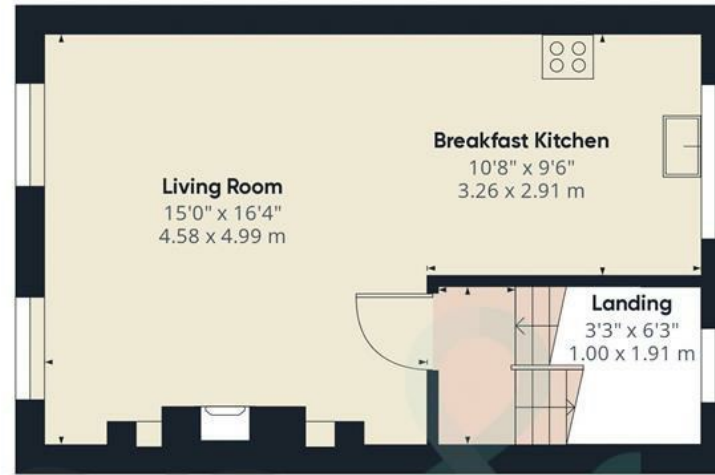
BB9 8LG

OUTSIDE

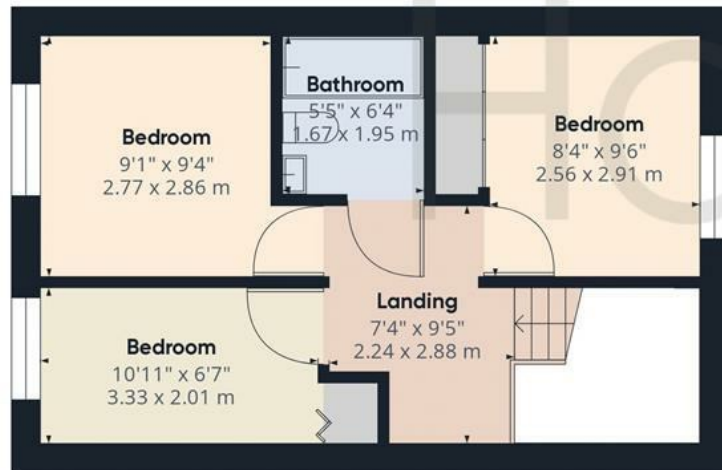
Externally to the front elevation there is a block paved driveway providing off road parking purposes. To the rear elevation you will find an enclosed well maintained garden with space for outdoor furniture.



Ground Floor



Floor 1



Floor 2

Approximate total area¹⁰

1205.24 ft²

111.97 m²

Excluding balconies and terraces

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





Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
[t. 01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
[t. 01200 435667](tel:01200435667)