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Horsfall

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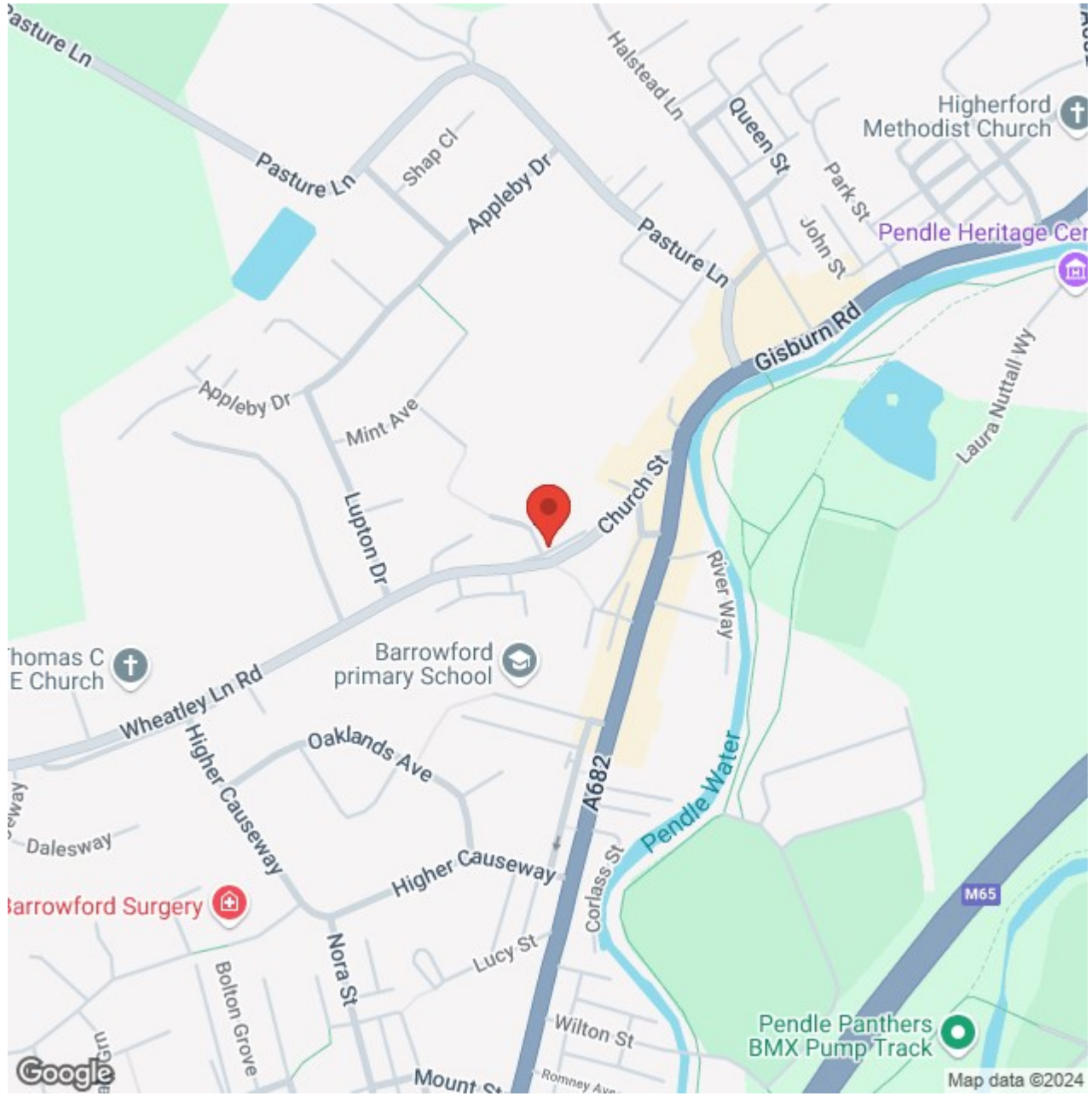
## Church Street, Barrowford

### Offers Over £180,000

- Beautifully Presented
- Open Plan Living / Dining / Kitchen
- Two Bedrooms
- Within the Heart of The Village
- Stunning Bathroom
- Garden

A prime property located at Church Street, Barrowford. This double-story traditional building features a spacious ground floor comprising a perfect blend of a kitchen and living area equipped with inbuilt appliances and room for any purpose you desire, like a dining or study area. Upstairs sees two comfortable bedrooms and a beautiful bathroom. The residence is conveniently located within close proximity to several amenities. Just around the corner is Nelson & Colne College for those seeking higher education, and for your daily needs, Booths, Barrowford, a leading supermarket, is easily accessible. Enjoy a leisurely stroll or invigorating jog in the nearby Barrowford Park, get your premium meats at Beech's Butchers, or unwind at popular local pub White Bear Inn, all of which add substantial comfort, convenience, and community charm to the property. This beautiful house provides a great opportunity for someone wanting to live in the heart of Barrowford.







## Lancashire

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### ENTRANCE VESTIBULE

Leading through to:

### LIVING ROOM 22'6" x 11'6" (6.87m x 3.51m)

A family sized living room having wood effect flooring, space for settees, television point, 1x central heating radiator and uPVC double glazed window to the front and side elevation.

### DINING AREA

Open to living room having wood effect flooring, 1x central heating radiator, space for table and chairs, open staircase to the first floor / landing and uPVC double glazed window to the side elevation.

### KITCHEN 12'9" x 6'2" (3.89m x 1.90m)

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, NEFF 4 ring induction hob with chrome extractor hood above, inset sink with chrome mixer tap, 1x central heating radiator, recessed LED spotlights, integrated 60 / 40 fridge / freezer, oven / grill, tiled flooring, dishwasher, plumbing for a washing machine, space for a tumble dryer, uPVC double glazed window to the side elevation and uPVC door leading out to the side elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

### BEDROOM ONE 13'11" x 9'11" (4.26m x 3.04m)

A bedroom of double proportions with fitted wardrobes, 1x central heating radiator and uPVC double glazed panelled windows to the front elevation.

### BEDROOM TWO 9'1" x 6'6" (2.79m x 1.99m)

A well proportioned bedroom with 1x central heating radiator and uPVC double glazed panelled window to the side elevation.

### BATHROOM 6'5" x 7'10" (1.96m x 2.41m)

A beautifully presented modern three piece bathroom suite comprising of: tiled flooring and walls, low level w.c, recessed LED spotlights, heated chrome towel rack, large mirror, bathtub with chrome mixer tap, glass shower screen and rainfall shower head above, Duravit sink, air extraction fan and uPVC double glazed frosted window to the rear elevation.

### EXTERNALLY

Externally to the rear elevation there is a yard with a lawned area, the top of the yard is rented off Pendle Council for £70 a year which is housing a storage shed.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/church-street-barrowford>

### LOCATION

Nestled in the heart of Lancashire's stunning Pendle countryside, the historic village of Barrowford offers a picturesque setting for a vibrant and fulfilling lifestyle. Living in Barrowford means immersing oneself in a community rich in heritage, charm, and modern amenities. The village's quaint streets are lined with characterful buildings, boutique shops, and cozy cafes, creating a warm and inviting atmosphere for residents and visitors alike. Barrowford's close-knit community spirit is evident in its calendar of events, which includes festivals, markets, and community gatherings that bring people together from all walks of life. Nature enthusiasts will delight in the abundance of outdoor

activities available, with scenic walks along the nearby Leeds and Liverpool Canal and Pendle Hill providing breathtaking views of the surrounding countryside. With excellent transportation links and easy access to major cities like Manchester and Leeds, Barrowford is the perfect blend of rural charm and modern convenience, making it an ideal place to call home.

### PUBLISHING

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### PROPERTY DETAIL

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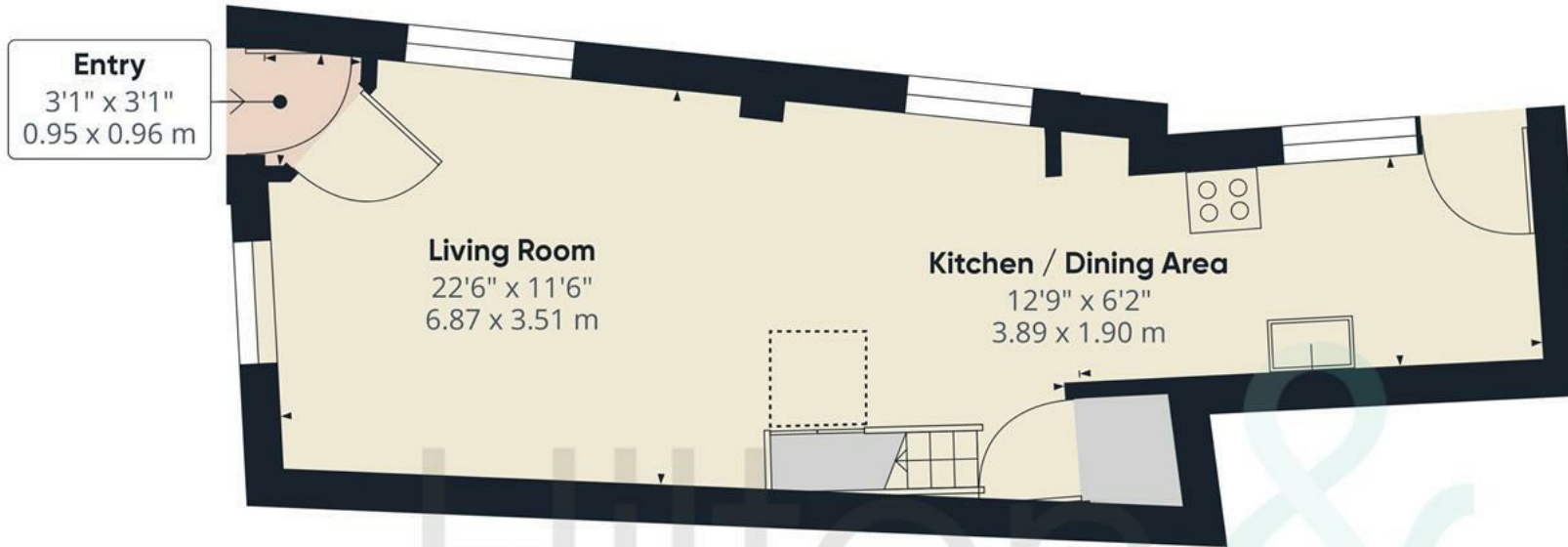


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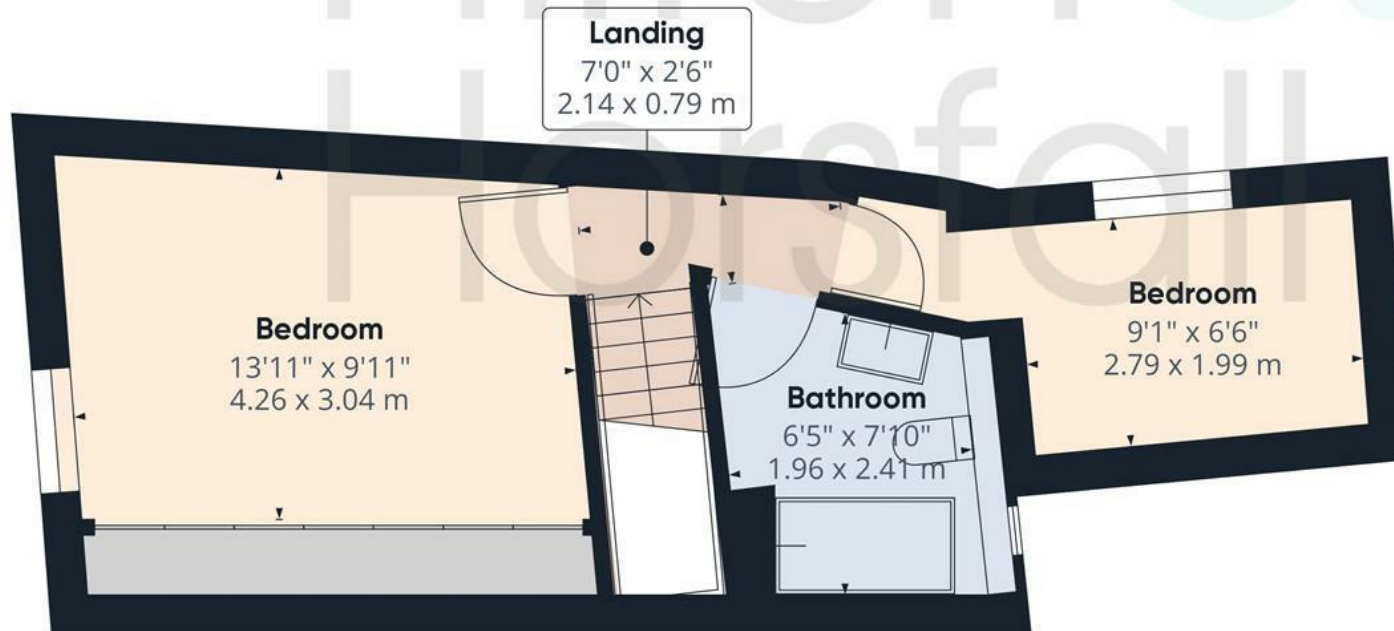
## OUTSIDE

Externally to the rear elevation there is a yard with a lawned area, the top of the yard is rented off Pendle Council for £70 a year which is housing a storage shed.





Ground Floor



Floor 1

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

669.41 ft<sup>2</sup>


62.19 m<sup>2</sup>

Reduced headroom

7.13 ft<sup>2</sup>

0.66 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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