



Hilton &
Horsfall

BB9 8QN

Highfield Crescent, Barrowford Offers In The Region Of £190,000

- Fully Refurbished • Semi Detached • Village Location • Driveway and Garden • Two Bedrooms • No Chain

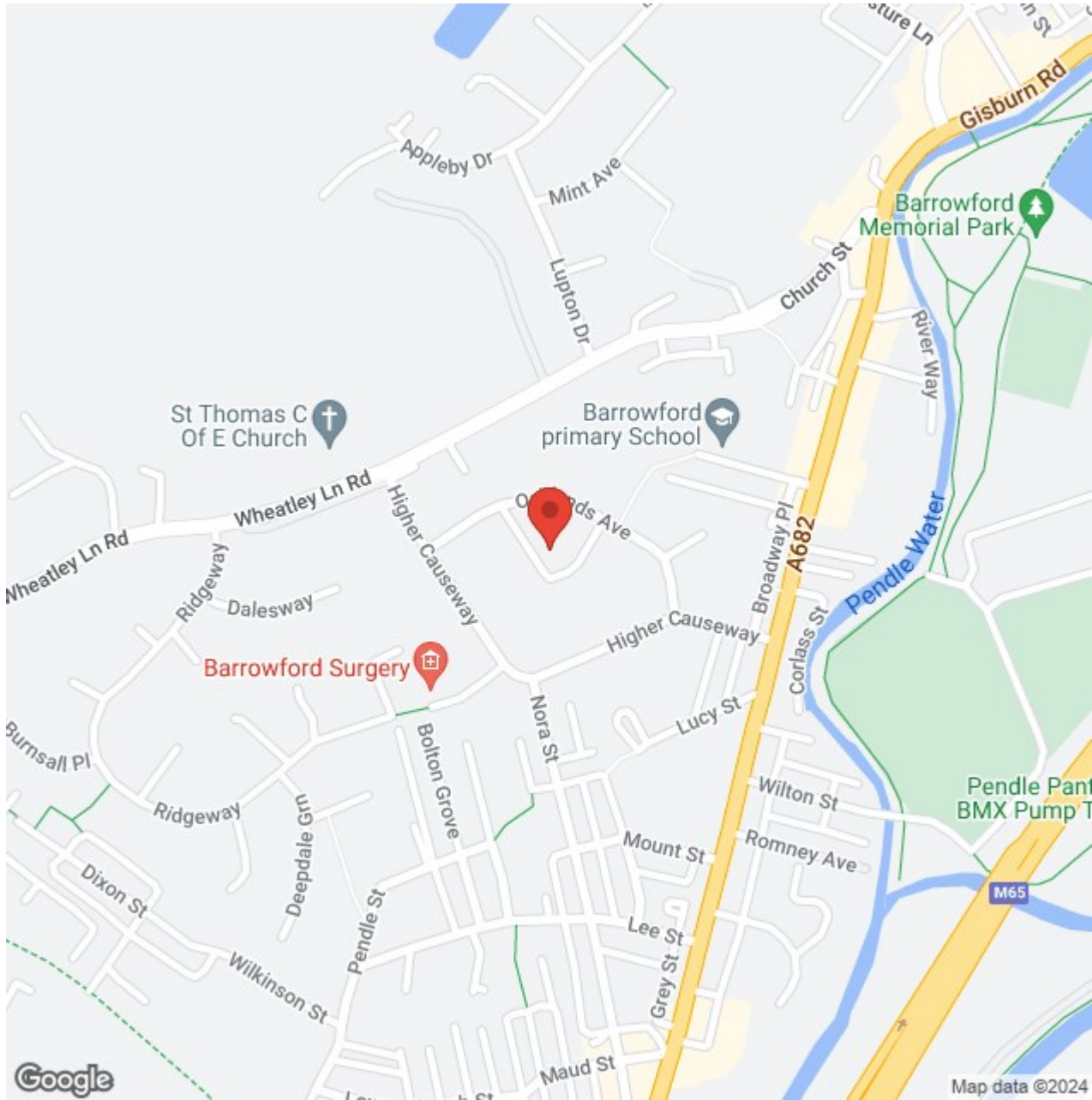
A lovely family home located in the heart of Barrowford. Ideally positioned in an appealing location within walking distance of diverse amenities, this property offers you the perfect blend of convenience, quality lifestyle and value. This modern 2 bedroom property has plenty of noteworthy features and comprises of; an entrance hall, a family sized living room, modern bathroom with a bath and shower over, two spacious bedrooms, a newly installed modern kitchen with access out to the rear where you will find an enclosed garden with a lawn and deck area, Externally to front is a tarmaced driveway offering ample space for off road parking. A Stunning property which has been fully renovated throughout to a high standard. Early viewing is highly advised.

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MAIN DESCRIPTION

A lovely family home located in the heart of Barrowford. Ideally positioned in an appealing location within walking distance of diverse amenities, this property offers you the perfect blend of convenience, quality lifestyle and value. This modern 2 bedroom property has plenty of noteworthy features and comprises of; an entrance hall, a family sized living room, modern bathroom with a bath and shower over, two spacious bedrooms, a newly installed modern kitchen with access out to the rear where you will find an enclosed garden with a lawn and deck area, Externally to front is a tarmaced driveway offering ample space for off road parking. A Stunning property which has been fully renovated throughout to a high standard. Early viewing is highly advised.

GROUND FLOOR

ENTRANCE HALL

With a uPVC front door, and a staircase leading to the first floor.

LIVING ROOM 12'1" x 13'11" (3.70m x 4.26m)

A family sized room having newly carpeted flooring with a uPVC window to the front elevation, central heating radiator, a feature fireplace with electric fire and solid oak doors.

DINING KITCHEN 8'6" x 17'1" (2.60m x 5.22m)

Offering a range of fitted base and wall units, a central heating radiator, solid oak door, 4 ring gas hob and electric oven, stainless steel extractor hood above, space for a freestanding fridge /

freezer, inset sink and chrome mixer tap, plumbing for a washing machine, under stairs storage cupboard, uPVC double glazed window to the rear elevation and door leading out to the rear garden.

FIRST FLOOR / LANDING

With access to:

BEDROOM ONE 10'7" x 13'10" (3.25m x 4.22m)

A spacious master bedroom with newly carpeted flooring, a large double glazed uPVC window to the front elevation, a radiator and solid oak doors.

BEDROOM TWO 9'11" x 10'7" (3.03m x 3.23m)

Another spacious bedroom with newly carpeted floor, a radiator and a uPVC double glazed window to the rear elevation.

BATHROOM 5'6" x 6'2" (1.70m x 1.88m)

A newly installed modern bathroom, a chrome heated towel radiator, a low level push button w.c, a panelled bath with a glass shower screen and shower over and a frosted glass double glazed uPVC window

360 DEGREE VIRTUAL TOUR

<https://bit.ly/highfield-crescent>

EXTERNALLY

Externally to the front elevation you will find a tarmaced driveway offering ample space for off road parking. To the rear elevation you will find an enclosed garden with a lawn and deck area.

PUBLISHING

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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.



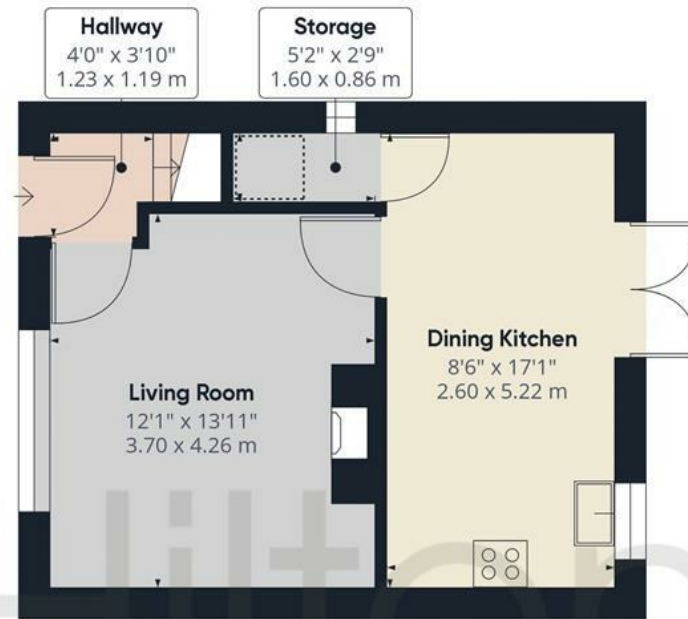
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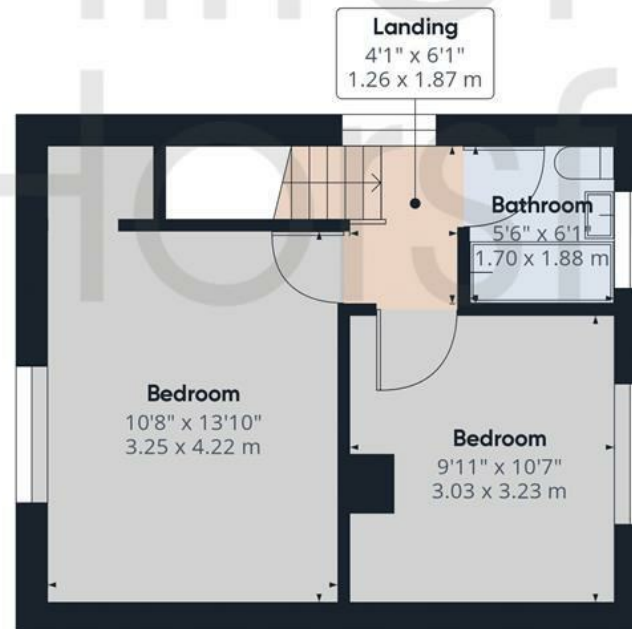
OUTSIDE

Externally to the front elevation you will find a tarmaced driveway offering ample space for off road parking. To the rear elevation you will find an enclosed garden with a lawn and deck area.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

683.37 ft²
63.49 m²

Reduced headroom

6.71 ft²
0.62 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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