







Hilton &  
Horsfall



BB9 6AU

## Gisburn Road, Barrowford

### Offers In The Region Of £550,000

An elegantly constructed, two-story family home that offers a generous total approximate area of 2,200 square feet. This spacious abode includes four inviting bedrooms, three well-equipped bathroom / shower rooms, and three reception rooms which allow for versatility. The ground floor hosts a grand open plan kitchen/dining/sitting area, which becomes a hub for domestic activity with its integrated appliances and fireplace. Additional ground floor features include a private office, laundry room, a convenient guest WC, and large family sized living room. Complementing this ample interior is the presence of a garage, providing secure storage or vehicle space. Positioned in an appealing neighborhood, the property rewards its future owners with nearby amenities such as the easily accessible "Booths, Barrowford" supermarket, fascinating "Pendle Heritage Centre" museum, and the popular "Rosa Barrowford" restaurant. For social outings and relaxation, you're a stone's throw away from the local "White Bear Pub" and the serene "Barrowford Park". Rounding off these conveniences is the highly commended "Blacko Primary School", making this property an ideal choice for a family home. This property promises more than a house, it offers a lifestyle.

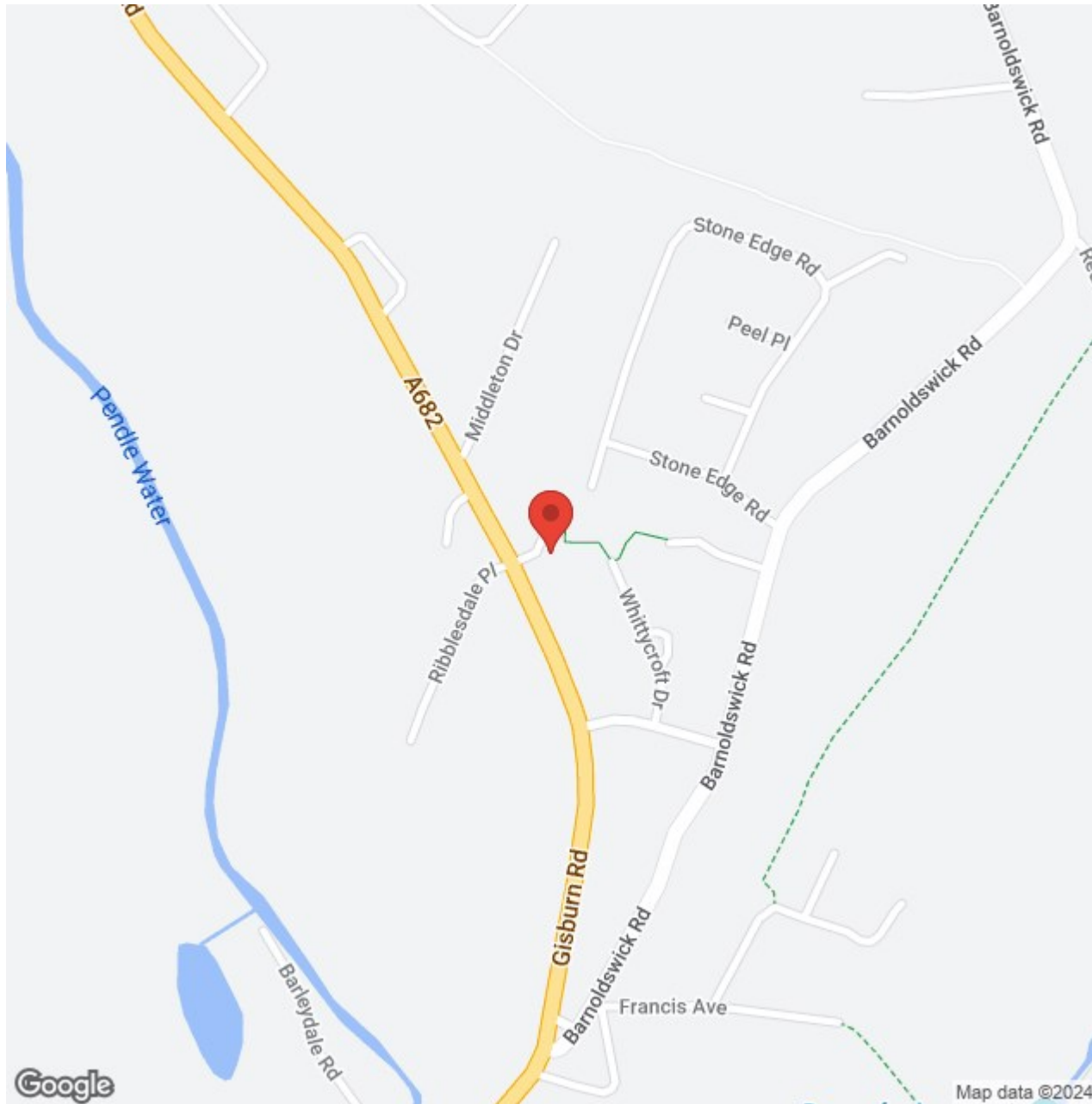
Hilton &  
Horsfall

**RIBBLE VALLEY**  
20 WELLGATE  
CLITHEROE  
LANCASHIRE. BB7 2DP  
T: 01200 435667

**BURNLEY & PENDLE**  
75 GISBURN ROAD  
BARROWFORD  
LANCASHIRE. BB9 6DX  
T: 01282 560024













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## Lancashire

An elegantly constructed, two-story family home that offers a generous total approximate area of 2,200 square feet. This spacious abode includes four inviting bedrooms, three well-equipped bathroom / shower rooms, and three reception rooms which allow for versatility. The ground floor hosts a grand open plan kitchen/dining/sitting area, which becomes a hub for domestic activity with its integrated appliances and fireplace. Additional ground floor features include a private office, laundry room, a convenient guest WC, and large family sized living room. Complementing this ample interior is the presence of a garage, providing secure storage or vehicle space. Positioned in an appealing neighborhood, the property rewards its future owners with nearby amenities such as the easily accessible "Booths, Barrowford" supermarket, fascinating "Pendle Heritage Centre" museum, and the popular "Rosa Barrowford" restaurant. For social outings and relaxation, you're a stone's throw away from the local "White Bear Pub" and the serene "Barrowford Park". Rounding off these conveniences is the highly commended "Blacko Primary School", making this property an ideal choice for a family home. This property promises more than a house, it offers a lifestyle.

### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE HALLWAY

A welcoming entrance hallway having oak flooring, mirrored feature wall, ceiling coving, smoke detector and 1x central heating radiator.

#### LIVING ROOM 17'10" x 17'4" (5.44m x 5.29m)

A family sized living room having space for settees, oak flooring, ceiling coving, television point, wall feature fireplace with electric fire, 2x central heating radiators, uPVC double glazed window to the side elevation and bay fronted uPVC double glazed window.

#### SITTING ROOM 12'7" x 11'10" (3.86m x 3.62m)

An additional sitting room having tiled flooring, wall feature fireplace, space for settees, television point, 2x wall lights, 1x central heating radiator, recessed LED spotlights, uPVC double glazed window to the front elevation, door leading through to office room and open to the dining room.

#### DINING ROOM 15'10" x 11'9" (4.83m x 3.59m)

A bright and airy dining room comprising of: tiled flooring, 2x wall mounted radiators, space for table and chairs, wall feature fireplace with gas fire, recessed LED spotlights, uPVC double glazed frosted window to the side elevation and uPVC patio doors to the front elevation.

#### BREAKFAST KITCHEN 15'9" x 10'4" (4.82m x 3.16m)

Offering a range of fitted wall and base units with contrasting work surfaces over, centre island with space for barstools, tiled flooring, inset sink with chrome mixer tap, Baumatic 5 ring gas hob with chrome extractor hood above, NEFF oven / grill, Baumatic microwave, Baumatic dishwasher, 60 / 40 fridge/freezer, integrated bin storage, television point, smoke detector, recessed LED spotlights, door leading through to utility room, uPVC double glazed window to the rear elevation and uPVC door leading out to the rear garden.

#### UTILITY / LAUNDRY ROOM 6'5" x 7'8" (1.96m x 2.36m)

A useful utility room having tiled flooring, fitted shelving and base units with contrasting worktops, inset sink with chrome mixer tap, plumbing for a washing machine, space for an under counter fridge / freezer, access to Worcester boiler, heated chrome towel rack and door through to ground floor w.c.

#### GROUND FLOOR W.C. 7'2" x 2'5" (2.19m x 0.75m)

Having fully tiled flooring and walls, push button w.c, wall mounted sink with chrome mixer tap, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the rear elevation.

#### OFFICE / STUDY 9'0" x 10'2" (2.75m x 3.12m)

A comfortable sized room with space for desk and chairs and uPVC double glazed window to the rear elevation.

#### BEDROOM ONE 17'1" x 13'4" (5.23m x 4.08m)

A bedroom of double proportions having fitted wardrobes, ceiling coving, television point, recessed LED spotlights, 1x central heating radiator, door to storage cupboard, door to en-suite and uPVC double glazed windows to the side elevation,

#### BATHROOM / ENSUITE 9'2" x 7'4" (2.81m x 2.25m)

A contemporary four piece en-suite bathroom comprising of: tiled flooring, part tiled walls, heated chrome towel rack, panelled bathtub with chrome mixer tap, push button w.c, sink in vanity unit with chrome mixer taps, shower cubicle, recessed LED spotlights and uPVC double glazed frosted window to the side elevation.

#### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM TWO 15'7" x 15'3" (4.77m x 4.65m)

Another bedroom of double proportions with fitted wardrobes, recessed LED spotlights, television point, 1x central heating radiator, uPVC double glazed window to the front elevation and door to en-suite.

#### ENSUITE SHOWER ROOM 6'6" x 7'8" (1.99m x 2.36m)

A three piece suite comprising of: tiled flooring, sink in vanity unit with chrome mixer tap, heated chrome towel rack, part tiled walls, push button w.c, shower cubicle, shaving point and air extraction fan.

#### BEDROOM THREE 14'11" x 11'5" (4.55m x 3.50m)

A bedroom of double proportions with fitted wardrobes, space for drawers, television point, 1x central heating radiator, recessed LED spotlights, uPVC double glazed window to the front and side elevation and access through to the en-suite shower room.

#### ENSUITE SHOWER ROOM 4'10" x 5'10" (1.49m x 1.79m)

A modern three piece shower room suite comprising of: fully tiled flooring and walls, sink in vanity unit with chrome mixer tap, recessed LED spotlights, walk in shower cubicle, push button w.c, heated chrome towel rack, air extraction fan and uPVC double glazed frosted window to the rear elevation.

#### BEDROOM FOUR / STUDY 11'4" x 10'3" (3.46m x 3.13m)

Currently utilised as an office room, this spacious room has a multitude of uses. Having space for wardrobes and drawers / space for a desk and chair, 1x central heating radiator, recessed LED spotlights and uPVC double glazed window to the front elevation.

#### DETACHED GARAGE 15'10" x 20'1" (4.83m x 6.14m)

Having full lighting and electrics, an up n over garage style door. Ideal for storage and off road parking purposes.

#### EXTERNALLY

Externally to the front elevation there is an enclosed garden with a meticulously well maintained laid lawn, mature trees and shrubs. There is a decked patio

area with space for outdoor furniture, flagged patio area, outside lighting. To the side elevation there is a paved driveway leading up to the detached garage which is ideal for storage and off road parking purposes. To the rear elevation there is an Indian stone flagged patio with a gazebo seating area, outside lighting, mature trees and shrubs and a uPVC door to access the garage. Ideal for use during the Spring / Summer months.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/gisburn-rd-bford>

#### PROPERTY DETAIL

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 Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area

2485.94 ft<sup>2</sup>  
230.95 m<sup>2</sup>

Reduced headroom

44.59 ft<sup>2</sup>  
4.14 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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# Hilton & Horsfall

55 Burn Road  
Bury  
Lancashire  
BL9 6BX

ESTATE AGENT  
IN COLNE & NELSON  
[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
t. 01282 560024

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

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