



Hilton &
Horsfall

BB12 9JZ

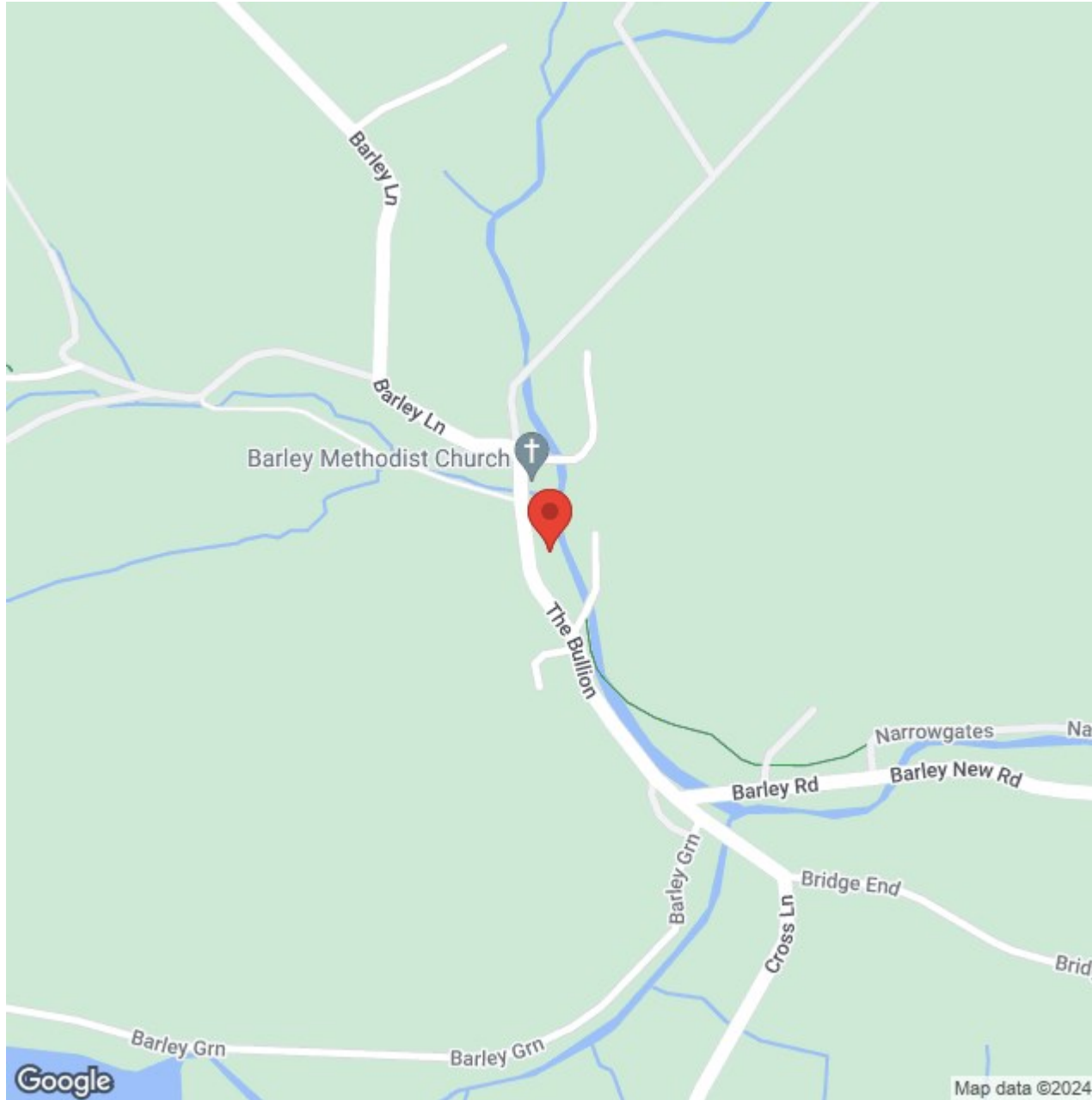
Beck Side, Barley

£795 PCM

- Cosy Cottage
- Village Location
- Two Bedrooms
- Wood Burning Stove

A fantastic opportunity to acquire this immaculate family sized dwelling, situated in the pretty picturesque village of Barley at the foot of Pendle Hill, benefiting from open aspect views. Having ample country walks right and popular country pubs right from the doorstep. This simply stunning two bedroomed home has been fully renovated to a very high standard and is a true credit to the current owner. Affording many noteworthy features, having the perfect mixture of modern yet keeping the traditional features. Briefly comprising of: a welcoming airy living room with a wood burner, fitted dining kitchen, . On the first floor you will find two well portioned bedrooms and a 3 piece house bathroom.. One not to be missed. Early viewing is advised to avoid disappointment. Council Tax Band 'E'. Freehold.







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Lancashire

A fantastic opportunity to acquire this immaculate family sized dwelling, situated in the pretty picturesque village of Barley at the foot of Pendle Hill, benefiting from open aspect views. Having ample country walks right and popular country pubs right from the doorstep. This simply stunning two bedroomed home has been fully renovated to a very high standard and is a true credit to the current owner. Affording many noteworthy features, having the perfect mixture of modern yet keeping the traditional features. Briefly comprising of: a welcoming airy living room with a wood burner, fitted dining kitchen, . On the first floor you will find two well portioned bedrooms and a 3 piece house bathroom.. One not to be missed. Early viewing is advised to avoid disappointment. Council Tax Band 'B'. Freehold.

GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 16'0" x 12'1" (4.886m x 3.701m)

A family sized living room, with a modern economic panel heater, log burner fire, uPVC double glazed window to the front elevation, and access to the 1st floor.

KITCHEN 6'11" x 16'3" (2.123m x 4.964m)

Offering a range of fitted wall and base units with wood effect work tops, inset sink with chrome mixer tap, 4 ring electric hob with extractor hood above, integrated oven / grill, plumbing for a washing machine, modern economic panel heater and uPVC double glazed window to the rear elevation.

FIRST FLOOR / LANDING

On the first floor you will find:

BEDROOM ONE 8'3" x 14'7" (2.531m x 4.468m)

A bedroom of double proportions with space for wardrobes and drawers, modern economic panel heater and x2 uPVC double glazed windows to the front elevation.

BEDROOM TWO 11'5" x 7'1" (3.495m x 2.160m)

A bedroom of single proportion, space for wardrobes and drawers, modern economic panel heater and uPVC double glazed window.

BATHROOM

A contemporary three piece bathroom suite comprising of: a bathtub with chrome mixer tap and shower attachment over, tiled walls, pedestal sink with chrome mixer tap, push button w.c.

EXTERNALLY

Externally to the front offers a communal court yard

PUBLISHING

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OUTSIDE

Externally to the front offers a
communal court yard







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