



Hilton &
Horsfall

BB9 6HN

Prospect Terrace, Barrowford Offers In The Region Of £139,950

- Two Reception Rooms • Two Bedrooms • No Chain • Immaculate Throughout • Central Village Location

A brilliant opportunity to acquire this TWO mid terraced dwelling located in a highly desirable area of Barrowford. Situated conveniently close by to local amenities, bistros and parks. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Burnley, Blackburn & Manchester. This property affords many noteworthy features throughout and briefly comprises of: a family sized living room, additional sitting room and kitchen. to the first floor / landing you will find two well proportions bedrooms and a modern three piece bathroom suite. Externally to the front elevation you will find an enclosed forecourt and to the rear elevation there is a well kept yard. Council Tax Band B. FREEHOLD.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 13'6" x 11'6" (4.115m x 3.515m)

A family sized living room with space for settees, ceiling coving, television point, 1x central heating radiator, door to entrance vestibule and uPVC double glazed panelled window to the front elevation.

SITTING ROOM 14'4" x 14'2" (4.374m x 4.323m)

An additional sitting room having ceiling coving, space for settee / table and chairs, 1x central heating radiator, open balustrade staircase to the first floor / landing and uPVC double glazed window to the rear elevation.

KITCHEN 10'10" x 6'0" (3.304m x 1.840m)

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, wood effect flooring, integrated Lamona oven / grill, Zanussi 4 ring induction hob, inset sink with chrome mixer tap, space for an under counter fridge / freezer, 1x central heating radiator, air extraction fan, uPVC double glazed frosted window and door to the rear elevation.

FIRST FLOOR

On the first floor / landing you will find:

BEDROOM ONE 14'3" x 11'9" (4.354m x 3.587m)

A bedroom of double proportions with space for wardrobes and drawers, ceiling coving, 1x central heating radiator and uPVC double glazed panelled window to the front elevation.

BEDROOM TWO 14'4" x 6'6" (4.382m x 2.001m)

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator, door to airing cupboard housing Biasi boiler and uPVC double glazed window to the rear elevation.

BATHROOM

A modern three piece bathroom suite comprising of: tiled walls, sink in vanity unit, push button w.c., panelled bathtub with chrome mixer tap and shower over, heated chrome towel rack, air extraction fan and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the front elevation there is an enclosed forecourt and to the rear elevation you will find a well kept yard.

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.

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OUTSIDE

Externally to the front elevation there is an enclosed forecourt and to the rear elevation you will find a well kept yard.







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