



Hilton &
Horsfall

BB9 8PF

Duckworth Street, Barrowford

Offers Over £140,000

- Terraced • 3 Bed • Family Living • Modern

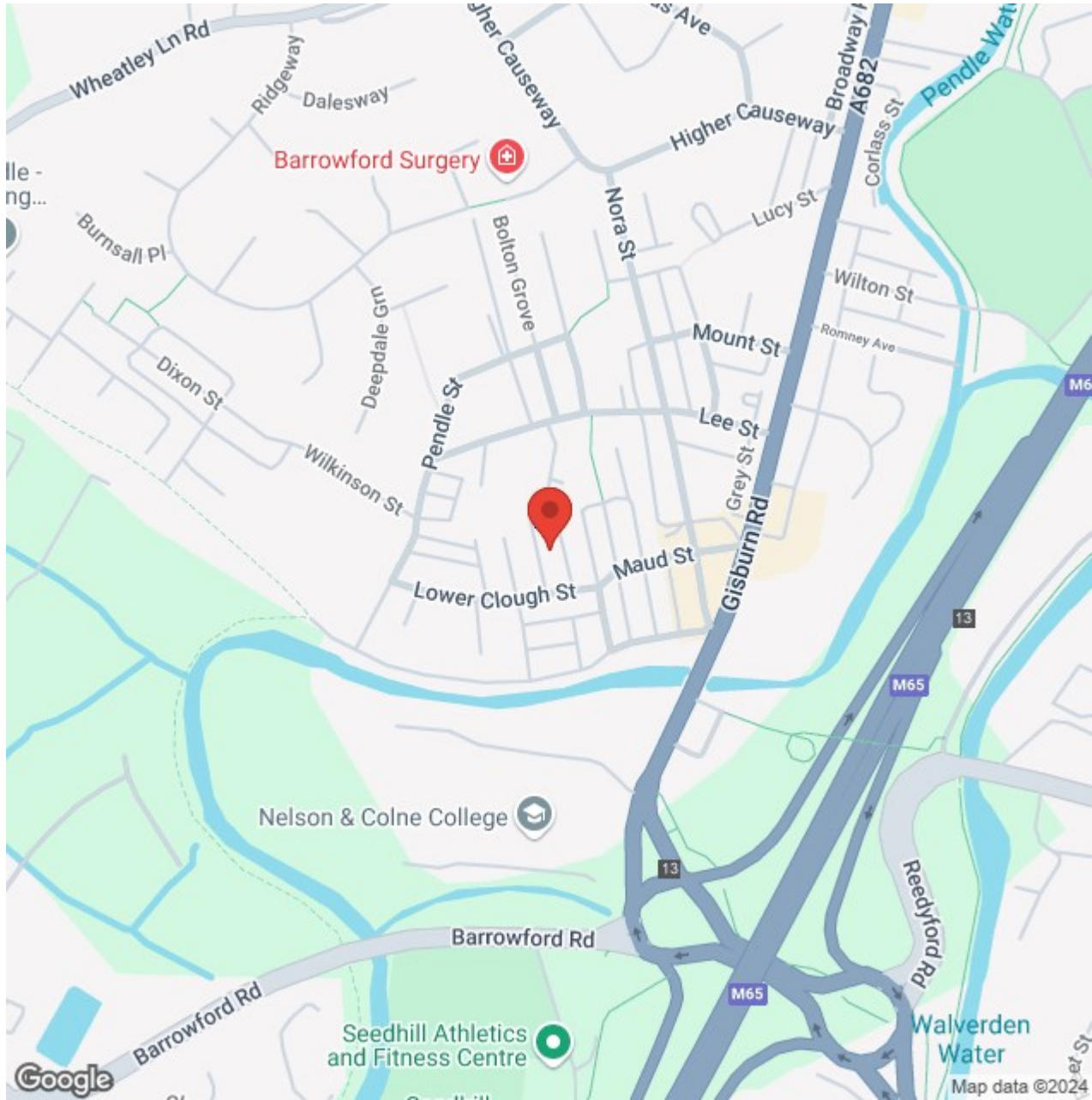
A lovely modernised property which is located in the heart of Barrowford Village, with local amenities just a stroll away and the M65 motorway is a short drive away giving easy access to Burnley, Preston, Manchester and beyond. This three bedroomed mid terraced property has been decorated to a high standard and is a true credit to the current owners, with many noteworthy features and briefly comprising of: a comfortable sized living room with an open balustrade staircase leading to the first floor / landing, large dining kitchen and a utility room with access out to the rear elevation. On the first floor you will find three well proportioned bedrooms and a three piece bathroom suite. Externally to the front elevation is a forecourt. To the rear elevation is an enclosed paved yard with a raised decked seating area, and outside water supply. With the modern day comforts of uPVC double glazing and gas fired central heating throughout. One not to be missed. Early viewings are advised to avoid disappointment. Perfect for first time buyers or a small family. Leasehold. Council Tax Band 'A'.

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Lancashire

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GROUND FLOOR

With a uPVC double glazed door leading into:

LIVING ROOM 12'11" x 9'5" (3.96m x 2.88m)

A comfortable sized room with vinyl flooring, television point, 1x radiator, an open balustrade staircase leading to the first floor / landing and a uPVC double glazed window to the front elevation.

DINING KITCHEN 14'6" x 12'8" (4.43m x 3.88m)

A large dining kitchen with fitted wall and base units, contrasting work surfaces over, 1x radiator, inset sink with chrome taps, a uPVC double glazed window to the rear elevation, electric oven, 4-ring gas hob, air extraction hood over, ample space for a dining table / chairs, tiled splash backs and access through to:

UTILITY ROOM 8'5" x 4'10" (2.59m x 1.48m)

With plumbing for a washing machine, plumbing for a tumble dryer, access to the combination boiler, a uPVC double glazed window to the side elevation and a composite door leading out to the rear yard.

FIRST FLOOR / LANDING

INNER HALLWAY

With access to the loft hatch.

BEDROOM ONE 10'2" x 14'0" (3.10m x 4.29m)

A room of double proportions with ample space for wardrobes / drawers, 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO 9'4" x 7'1" (2.85m x 2.17m)

Another room of double proportion with 1x radiator and a uPVC double glazed window to the rear elevation.

BEDROOM THREE 11'1" x 5'6" (3.40m x 1.70m)

A well proportioned room which is currently being utilised as a dressing room/office . With 1x radiator and a uPVC double glazed window to the rear elevation.

BATHROOM

A 3-piece bathroom suite comprising of: a pedestal sink, push button w.c, panelled bath with a chrome centre mixer tap, over head shower, 1x chrome towel radiator, extractor fan and partially tiled walls.

EXTERNALLY

Externally to the front elevation is a forecourt. To the rear elevation is an enclosed paved yard with a raised decked seating area, and outside water supply.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/duckworth-st-barrowford>

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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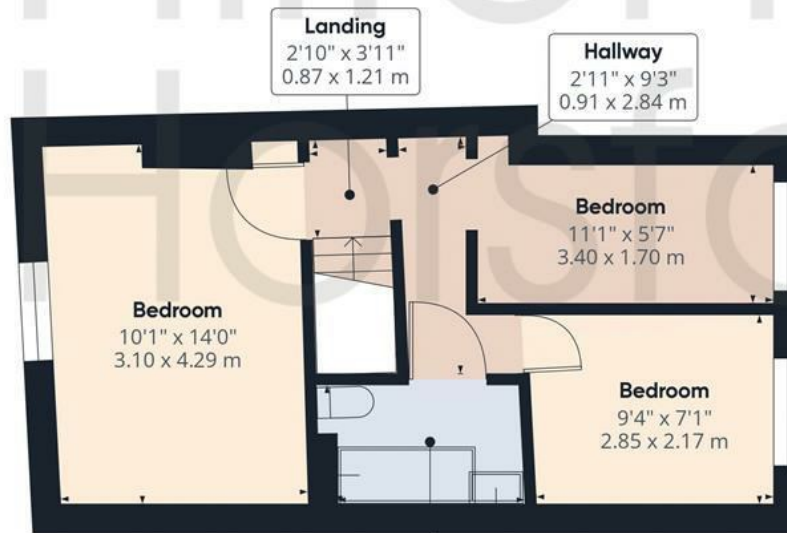
OUTSIDE

Externally to the front elevation is a forecourt. To the rear elevation is an enclosed paved yard with a raised decked seating area, and outside water supply.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

765.3 ft²
71.1 m²

Reduced headroom

25.86 ft²
2.4 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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