

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



A fantastic opportunity has arisen to let this beautifully presented family home located in the ever so popular village of Barrowford. Having all local amenities, transport links, Barrowford park, primary and secondary schools close by. The M65 motorway is a short drive away giving easy access to Burnley, Preston, Manchester and beyond. Having noteworthy features and offers flexible living accommodation over three floors. Briefly comprising of: a welcoming entrance hallway with a open balustrade staircase leading to the first floor, ground floor w.c, family sized living room, dining room, fitted kitchen, breakfast room and garden room with access out to the rear. To the first floor you will find THREE double bedrooms (master with ensuite bathroom) and a four piece house bathroom. On the second floor you will find a further TWO well proportioned bedrooms and a three piece shower room. Externally to the rear elevation is a well kept large enclosed garden offering open aspect views. You will also find a double garage with remote operated doors and a driveway offering adequate parking for several cars.

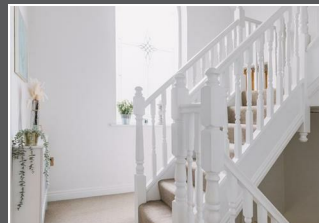
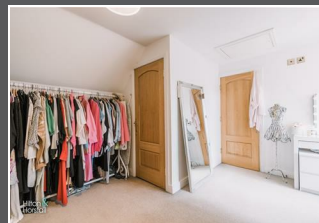
Early viewing is advised to avoid disappointment.

COUNCIL TAX
Band:

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

The Orchard
Barrowford

£2,000 PCM



**Hilton &
Horsfall**



towel radiator, 1x radiator, recessed spot lights, extractor fan, tiled walls and a uPVC double glazed frosted window to the rear elevation.

BEDROOM TWO

10'5" x 10'7"

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

BEDROOM THREE

9'10" x 9'10"

Yet again a room of double proportions with 1x radiator and a double glazed window to the front elevation.

HOUSE BATHROOM

A 4-piece suite comprising of: a corner panelled bath with a mixer tap, corner walk-in shower cubicle, push button w.c, vanity sink with a mixer tap, recessed spot lights, extractor fan, 1x chrome towel radiator and a uPVC double glazed window to the rear elevation.

SECOND FLOOR

With access to:

BEDROOM FOUR

14'0" x 11'6"

A room of double proportions with storage in the eaves, fitted wardrobes, 1x radiator, access to the loft hatch and a uPVC double glazed window to the rear elevation offering open aspect views.

BEDROOM FIVE

12'7" x 12'2"

Another well proportioned room with a uPVC double glazed window to the rear elevation offering open aspect views, 1x radiator, fitted wardrobes and access to the loft hatch.

SHOWER ROOM

DOUBLE GARAGE

With lighting, power and a remote operated garage door. Large space which is ideal for storage.

EXTERNALLY

Externally to the rear elevation is a well kept large enclosed garden offering open aspect views. You will also find a double garage with remote operated doors and a driveway offering adequate parking for several cars.

PUBLISHING

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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.

MAIN DESCRIPTION

A fantastic opportunity has arisen to let this beautifully presented family home located in the ever so popular village of Barrowford. Having all local amenities, transport links, Barrowford park, primary and secondary schools close by. The M65 motorway is a short drive away giving easy access to Burnley, Preston, Manchester and beyond. Having noteworthy features and offers flexible living accommodation over three floors. Briefly comprising of: a welcoming entrance hallway with a open balustrade staircase leading to the first floor, ground floor w.c, family sized living room, dining room, fitted kitchen, breakfast room and garden room with access out to the rear. To the first floor you will find THREE double bedrooms (master with ensuite bathroom) and a four piece house bathroom. On the second floor you will find a further TWO well proportioned bedrooms and a three piece shower room. Externally to the rear elevation is a well kept large enclosed garden offering open aspect views. You will also find a double garage with remote operated doors and a driveway offering adequate parking for several cars.

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GROUND FLOOR

With a uPVC double glazed front door leading through to:

ENTRANCE HALLWAY

A welcoming hallway with an open balustrade staircase leading to the first floor / landing. Karndean flooring, 1x radiator, coving and recessed spot lights.

GROUND FLOOR W.C

A 2-piece suite comprising of: a push button w.c, pedestal sink, 1x radiator, extractor fan, Karndean flooring and recessed spot lights.

LIVING ROOM

20'8" x 11'6"

A large family sized room with a gas fire set within a feature fire place, television point, 2x radiators, double doors leading to the dining room, a uPVC double glazed window to the front elevation and a uPVC double glazed sliding door leading out to the rear garden.

DINING ROOM / PLAY ROOM

10'5" x 10'5"

A spacious room with a multitude of uses. Currently utilised as a children's play room. With tiled flooring, coving, 1x radiator and a uPVC double glazed window to the rear elevation.

KITCHEN

12'7" x 10'9"

Offering fitted wall and base units, contrasting granite work surfaces over, Karndean flooring, electric Range double oven / grill, 5 ring gas hob with hot plate, air extraction hood over, Neff integrated dishwasher, Neff integrated fridge / freezer, integrated washing machine, access to the boiler, under mount sink with a mixer tap, tiled splash backs, recessed spot lights and a uPVC double glazed window to the front elevation.

BREAKFAST ROOM

10'5" x 10'7"

With a breakfast bar fitted to the kitchen, 1x radiator and a television point. With access through to:

GARDEN ROOM

12'9" x 10'9"

A great addition to the property, overlooking the rear garden. With tiled flooring, 1x radiator and a patio door leading out to the rear elevation.

FIRST FLOOR / LANDING

Having a large feature window to the front elevation, 1x radiator and an open balustrade staircase leading to the second floor.

BEDROOM ONE

12'9" x 11'6"

A room of double proportions with fitted wardrobes, television point, 1x radiator and a uPVC double glazed window to the front elevation.

ENSUITE BATHROOM

A 3-piece suite comprising of: a panelled bath with a mixer tap, overhead shower, push button w.c, vanity sink with a mixer tap, chrome

