



Hilton &
Horsfall

BB9 8PU

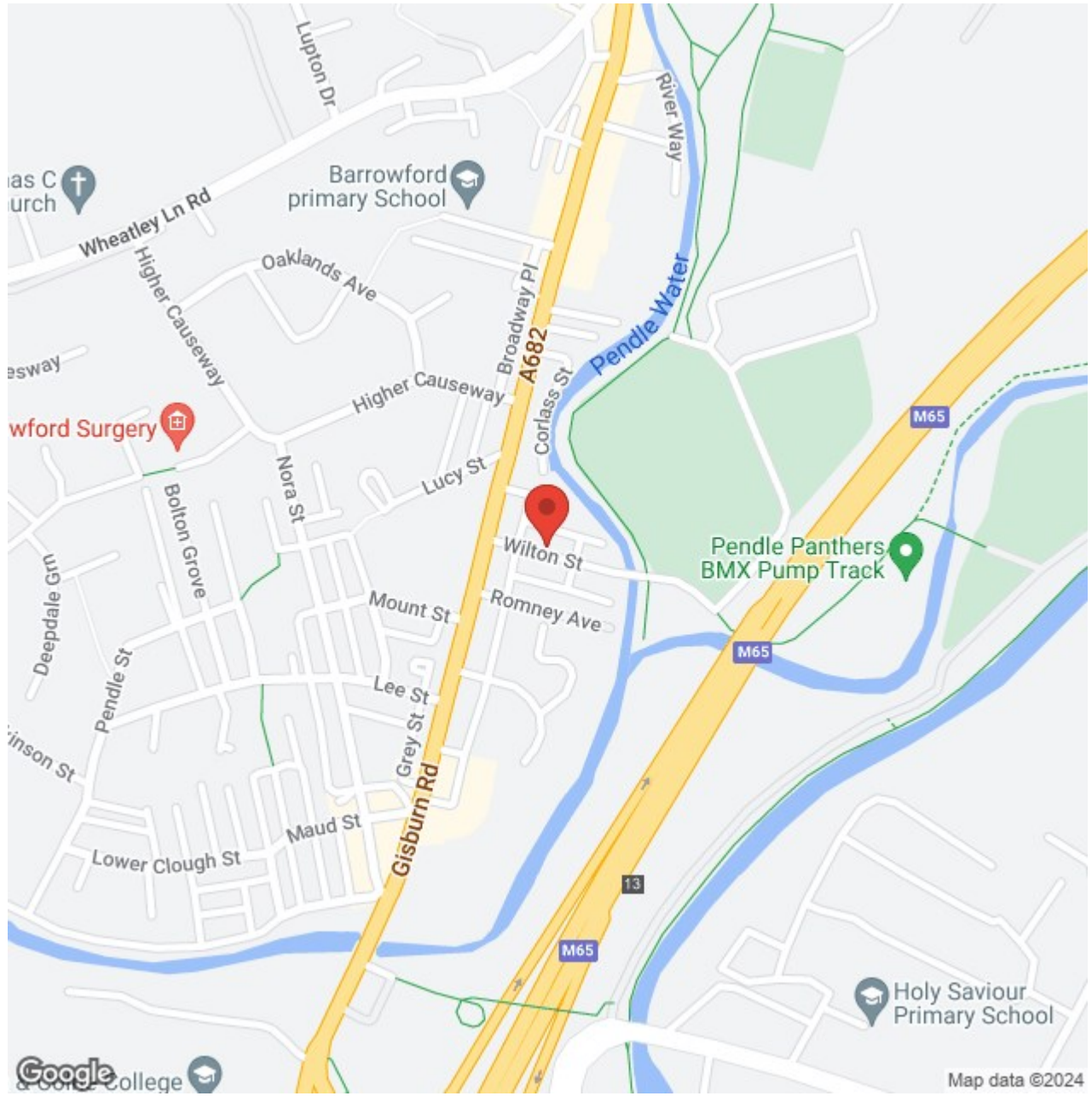
Wilton Street, Barrowford

Offers In The Region Of £134,950

- Residents Parking
- Two Reception Rooms
- Three Bedrooms
- No Chain
- Close to Barrowford Park

A brilliant opportunity to acquire this THREE bedroomed terraced property located in a highly sought after area of Barrowford. Situated close by to local amenities, transport links and bistros, also being in the catchment area for good nurseries and schools. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Burnley, Blackburn and Manchester. The property affords many noteworthy features throughout and briefly comprises of: a welcoming entrance hallway, family sized living room, good sized dining room and a modern fitted kitchen. To the first floor / landing are three well proportioned bedrooms and a modern three piece bathroom. Externally to the front elevation there is residents parking available and to the rear elevation you will find a well kept spacious yard with an out house for storage. Early viewings are advised to avoid disappointment. Council Tax Band 'A'. Leasehold.







Lancashire

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ENTRANCE

With a uPVC double glazed door leading to:

HALLWAY

A welcoming entrance hallway with with 1x radiator and access to the first floor / landing.

LIVING ROOM 12'0" x 10'1" (3.668 x 3.098)

A family sized living room with ample room for home furniture, 1x radiator, television point and a uPVC double glazed window to the front elevation.

DINING ROOM 13'9" x 13'6" (4.216 x 4.131)

A good sized dining room with an electric fire, under stairs storage, 1x radiator and a uPVC double glazed window to the rear elevation.

KITCHEN 8'8" x 4'1" (2.663 x 1.268)

A modern kitchen with a range of wall and base units and contrasting work tops over, plumbing for a washing

machine, belfast sink with chrome hot and cold tap. The kitchen also boasts built in appliances such as an electric oven and a four ring gas hob with extractor hood over. Additionally there is a uPVC double glazed window to the side elevation and a uPVC double glazed door leading to the rear yard.

LANDING

With access to the loft.

BEDROOM ONE 13'10" x 12'1" (4.233 x 3.690)

A well proportioned double bedroom with ample room for bedroom furniture, 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO 10'9" x 6'7" (3.295 x 2.015)

A good sized single bedroom with 1x radiator and a uPVC double glazed window to the rear elevation.

BEDROOM THREE 6'9" x 10'6" (2.070 x 3.201)

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

BATHROOM 5'8" x 5'6" (1.742 x 1.682)

A modern three piece suite with a panelled bath with shower over, push button w.c, pedestal sink with hot and cold tap and an extractor fan.

EXTERNALLY

Externally to the front elevation there is residents parking available and to the rear elevation you will find a well kept spacious yard with an out house for storage.

PUBLISHING

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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 residents parking available and to the rear elevation you will find a well kept spacious yard with an out house for storage.





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