



Hilton &
Horsfall

BB9 6ES

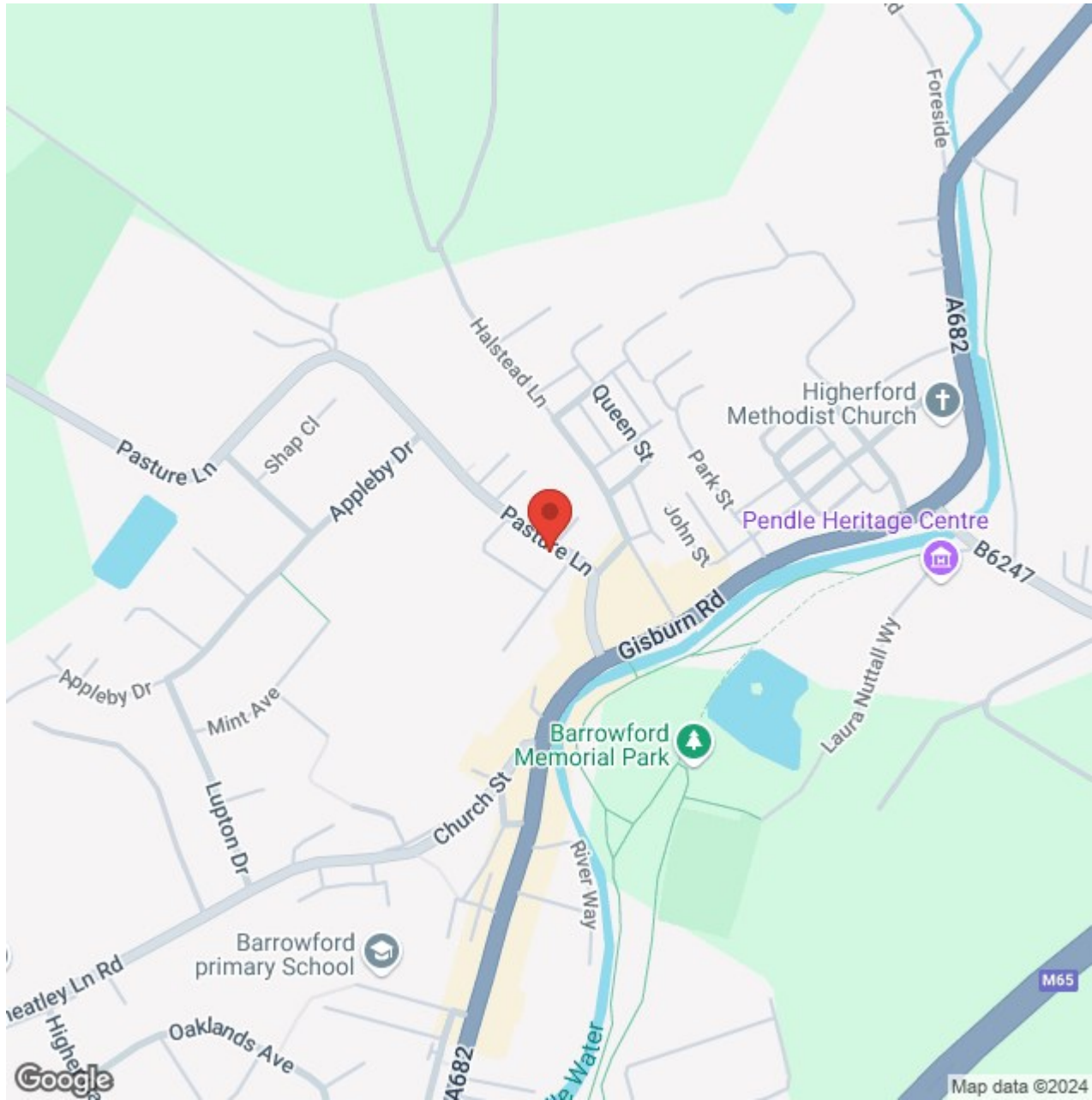
Pasture Lane, Barrowford

Offers In The Region Of £164,950

A fantastic opportunity has arisen to acquire this stunning TWO bedroomed mid terraced dwelling which is fresh onto the rental market. This property has the added benefit of being furnished. Situated conveniently close by to local amenities, pubs and bistros. The M65 motorway network is only a short drive away providing easy access through to neighbouring towns / cities such as: Burnley, Blackburn & Manchester. This property affords many noteworthy features and briefly comprises of: entrance vestibule, cosy living room, dining room, fitted kitchen, two well proportioned bedrooms and a three piece bathroom suite. Externally to the rear elevation you will find a well kept enclosed yard. Early viewing is highly advised.

This property is working investment and is being sold with an excellent long term tenant who is currently paying £650.00 PCM.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 15'5" x 11'10" (4.710m x 3.629m)

A cosy living room having space for settees, new wood fire and chimney, television point, 1x central heating radiator, 2 wall lights, log burner and uPVC window to the front elevation.

DINING ROOM 12'6" x 8'10" (3.814m x 2.710m)

A spacious dining room having space for table and chairs, 1x central heating radiator, door to pantry cupboard, door leading through to the kitchen and uPVC double glazed window to the rear elevation.

KITCHEN 7'5" x 8'0" (2.266m x 2.460m)

Offering a range of fitted wall and base units with contrasting work surfaces over and new appliances such as an oven, cooker, fridge and freezer, washing machine, tiled splash back, inset sink with chrome

mixer tap, tiled flooring, 4 ring induction hob with extractor hood above, uPVC double glazed window to the rear elevation and uPVC door leading out to the rear yard.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 11'11" x 9'1" (3.649m x 2.793m)

A bedroom of double proportions having wood flooring, 1x central heating radiator, space for wardrobes and drawers, exposed brick feature and uPVC double glazed window the front elevation.

BEDROOM TWO 11'10" x 6'0" (3.611m x 1.835m)

A well proportioned bedroom having wood flooring, 1x central heating radiator, space for drawers and a uPVC double glazed window to the front elevation.

BATHROOM

A 3 piece bathroom suite comprising of a bathtub with a new shower attachment over, push button w.c, sink on vanity unit, wood flooring, part tiled walls, heated chrome towel rack, built in storage cupboard housing the new combi boiler and uPVC frosted window to the rear elevation.

EXTERNALLY

Externally to the rear elevation you will find a well kept enclosed 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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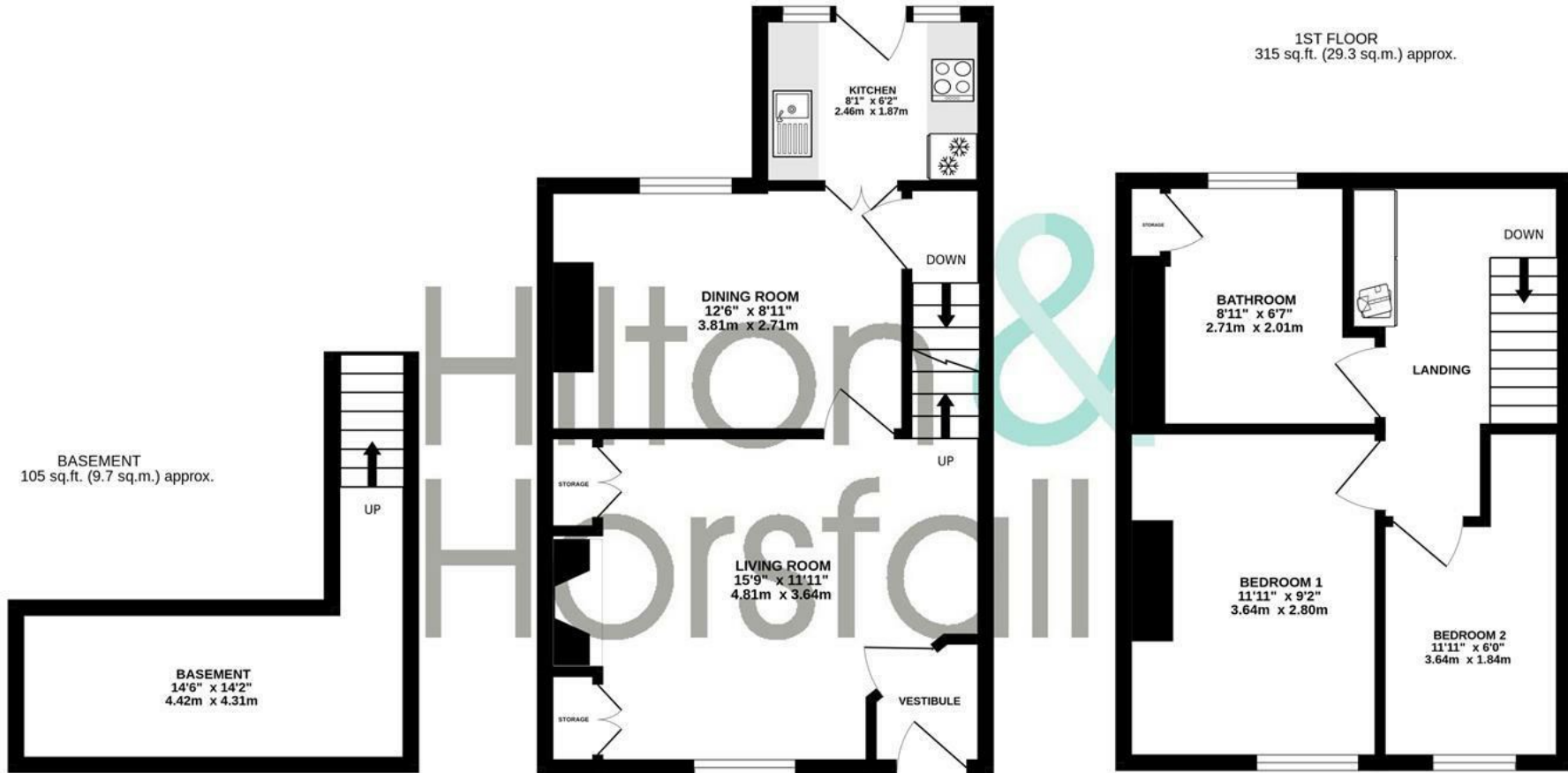
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OUTSIDE

Externally to the rear elevation you will find a well kept enclosed yard.

GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



5 PASTURE LANE - MARKETING BY HILTON & HORSFALL ESTATE AGENTS

TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)