





Hilton &  
Horsfall

BB9 6LS

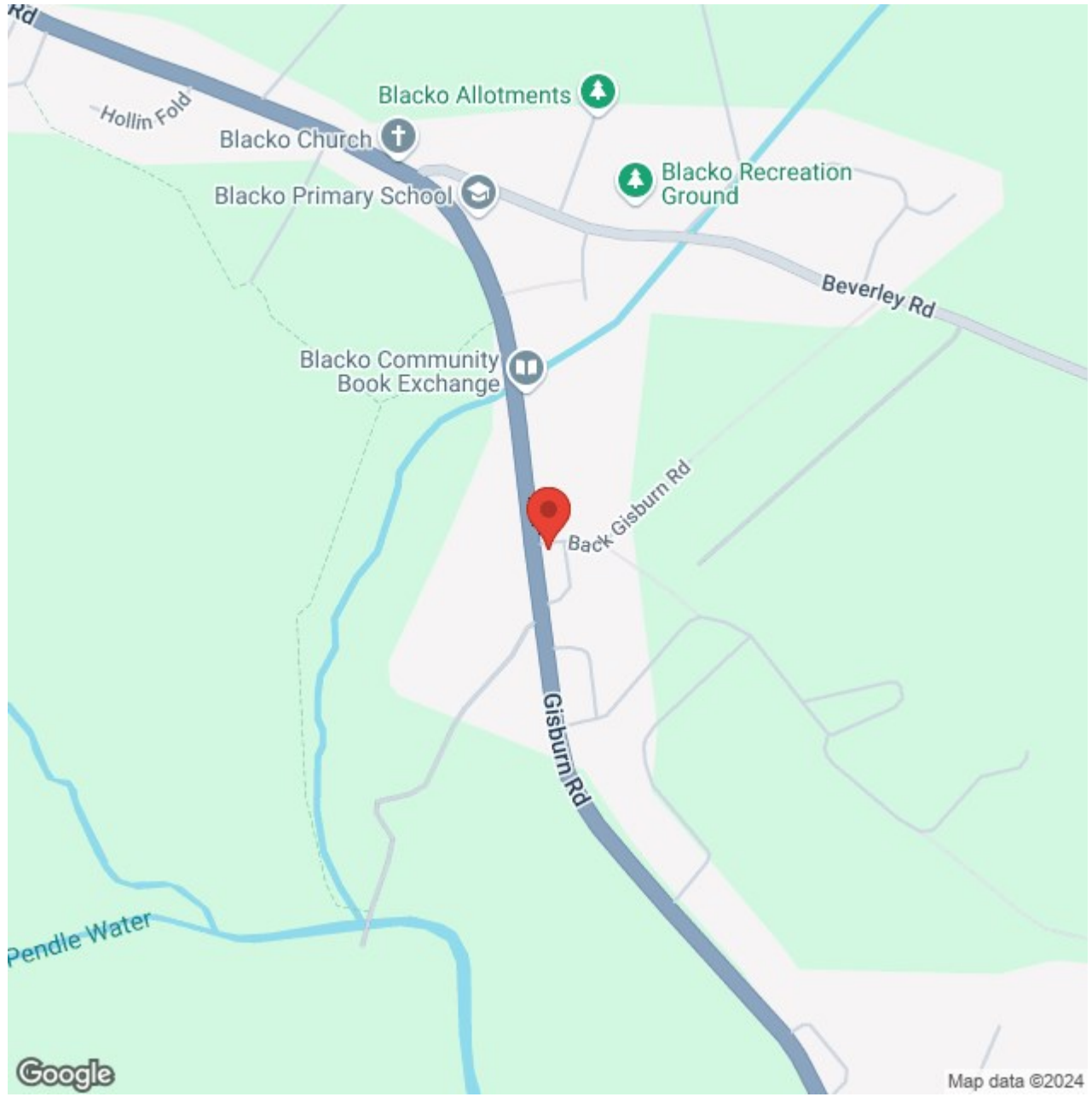
## Gisburn Road, Blacko

### Offers In The Region Of £209,950

- Desirable Village Location
- Spacious Living Room
- Fitted Dining Kitchen
- Two Double Bedrooms
- Rear Enclosed Yard
- End Cottage

A great opportunity to acquire this TWO double bedroomed cottage, situated in the sought after village of Blacko. Located within close proximity to local amenities in Barrowford and the M65 motorway network, providing links to Manchester, Preston and beyond. Affording noteworthy features and briefly comprising of: a spacious living room and a large dining kitchen with access out to the rear elevation. To the first elevation you will find two double bedrooms and a wet room. Externally to the front elevation is a forecourt. To the rear elevation is a paved yard with access to the outhouse (with power / electricity) and an outside water supply. Early viewing is advised to avoid disappointment. Council Tax Band 'C'. Freehold.







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## Lancashire

A great opportunity to acquire this TWO double bedroomed cottage, situated in the sought after village of Blacko. Located within close proximity to local amenities in Barrowford and the M65 motorway network, providing links to Manchester, Preston and beyond. Affording noteworthy features and briefly comprising of: a spacious living room and a large dining kitchen with access out to the rear elevation. To the first elevation you will find two double bedrooms and a wet room. Externally to the front elevation is a forecourt. To the rear elevation is a paved yard with access to the outhouse (with power / electricity) and an outside water supply. Early viewing is advised to avoid disappointment. Council Tax Band 'C'. Freehold.

### GROUND FLOOR

With a solid wood front door leading through to:

#### ENTRANCE PORCH

With a solid oak double glazed window to the side elevation and solid wood door leading through to:

#### LIVING ROOM 15'2" x 15'1" (4.639m x 4.605m)

A spacious room with a large uPVC double glazed window to the front elevation, a wood burning fire set in a large hearth, a fitted window seat, a radiator, beams, 5x double sockets, a telephone point, a television point and spot lights. With access through to:

#### DINING KITCHEN 15'0" x 14'10" (4.589m x 4.542m)

Having fitted wall and base units, contrasting granite work tops over, Belfast sink with a chrome mixer tap, under stairs storage cupboard, spot lights, ample space for a table and chairs, tiled splash backs, a gas fired AGA, a solid oak double glazed stained glass window to the side elevation, a large double glazed window to the rear elevation, a solid wood stable style door to the rear elevation, 4x double sockets, a

telephone point and an open balustrade staircase leading to the first floor / landing.

### FIRST FLOOR / LANDING

With access to the loft hatch (boarded with a retractable ladder and 1x VELUX window).

#### BEDROOM ONE 15'3" x 15'5" (4.649m x 4.717m)

A room of double proportions with fitted wardrobes, matching side tables, 1x radiator, beams, 3x double sockets, telephone point and 2x uPVC double glazed windows to the front elevation.

#### BEDROOM TWO 9'9" x 15'3" (2.982m x 4.664m)

Another room of double proportions with inbuilt storage, 1x radiator, beams, 2x double sockets, a TV point and a uPVC double glazed window to the rear elevation.

#### WET ROOM

With a fitted shower head, vanity sink with a chrome mixer tap, low level w.c, 1x towel radiator, a wet wall, a built-in storage cupboard and a uPVC double glazed frosted glass window to the rear elevation.

### EXTERNALLY

Externally to the front elevation is a forecourt. To the rear elevation is a paved yard with access to the outhouse (with power / electricity) and an outside water supply.

### PUBLISHING

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## OUTSIDE

Externally to the front elevation is a forecourt. To the rear elevation is a paved yard with access to the outhouse (with power / electricity) and an outside water supply.







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