



Hilton &
Horsfall

BB9 6LS

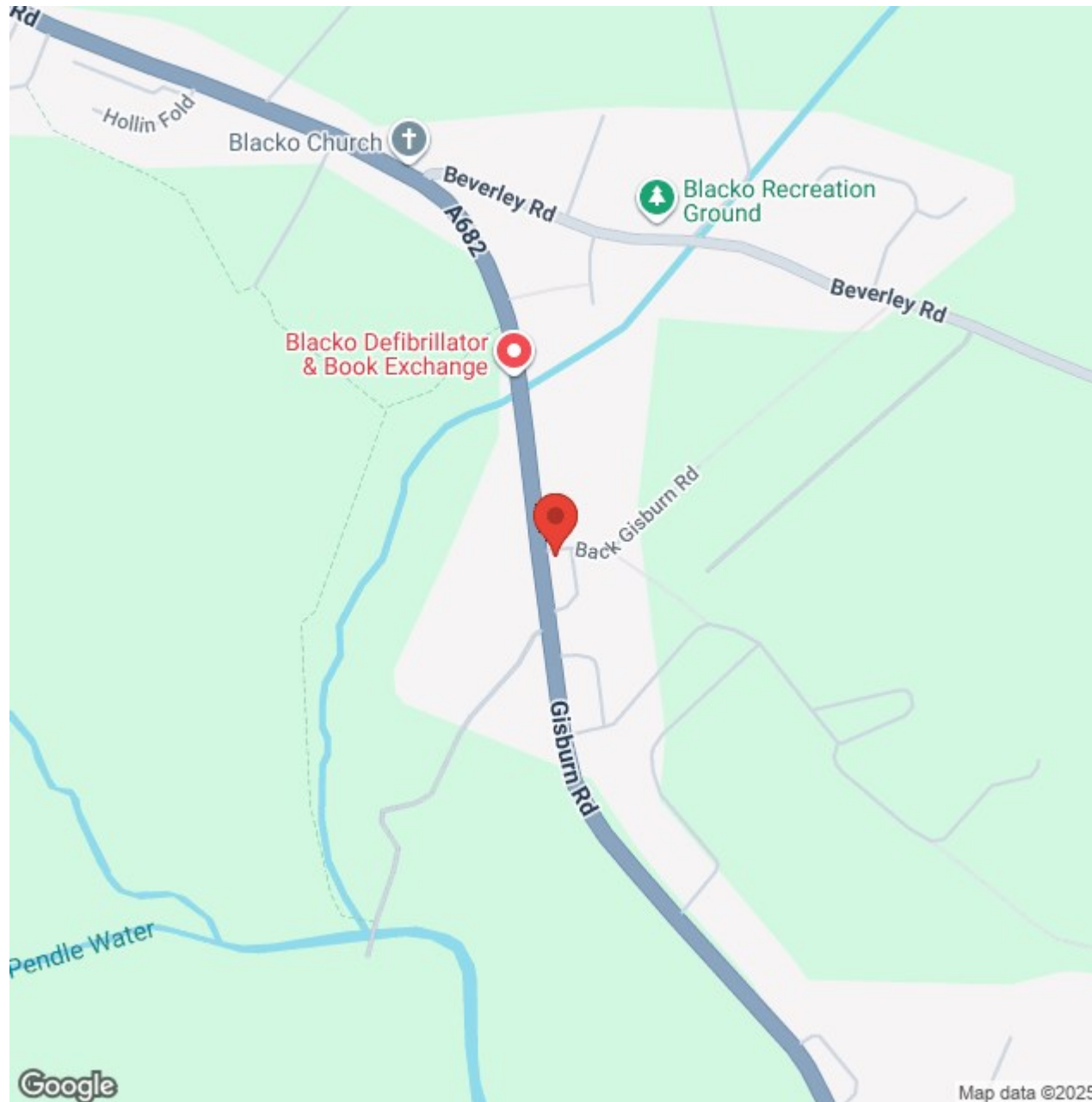
Gisburn Road, Blacko

Offers In The Region Of £199,999

- 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.







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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media

without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

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.



BB9 6LS

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.







Hilton &
Horsfall



Hilton &
Horsfall

h Road

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

rsfall.co.uk

01282 60024

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