







Hilton &  
Horsfall



BB9 6HF

## Halstead Close, Barrowford

### Offers In The Region Of £249,950

- DETACHED • BUNGALOW • GARAGE • OFF ROAD PARKING • LARGE GARDEN • SOUTH WEST FACING GARDEN • NO CHAIN • TWO BEDROOMS

A great opportunity to acquire this well presented TWO bedroomed detached bungalow located in a highly desirable area of Barrowford. Situated conveniently close by to local amenities like: bistros, boutiques and Barrowford Park. The M65 motorway is only a short drive away providing easy access through to neighbouring towns / cities such as: Burnley, Blackburn & Preston. Affording many noteworthy features and briefly comprising of: an entrance vestibule, welcoming hallway, comfortable sized living room, modern fitted kitchen and sun room. You will also find two well proportioned bedrooms and a four piece bathroom. Externally to the front of the property you will find a tarmac driveway offering off road parking. To the rear you will find a large landscaped garden which is south west facing with mature plants and shrubs, feature pond, lawed area and an indian stone flagged patio. The property also offers a detached single garage with power and lighting. One not to be missed. Early viewing is advised. Council Tax Band 'C'. Freehold.

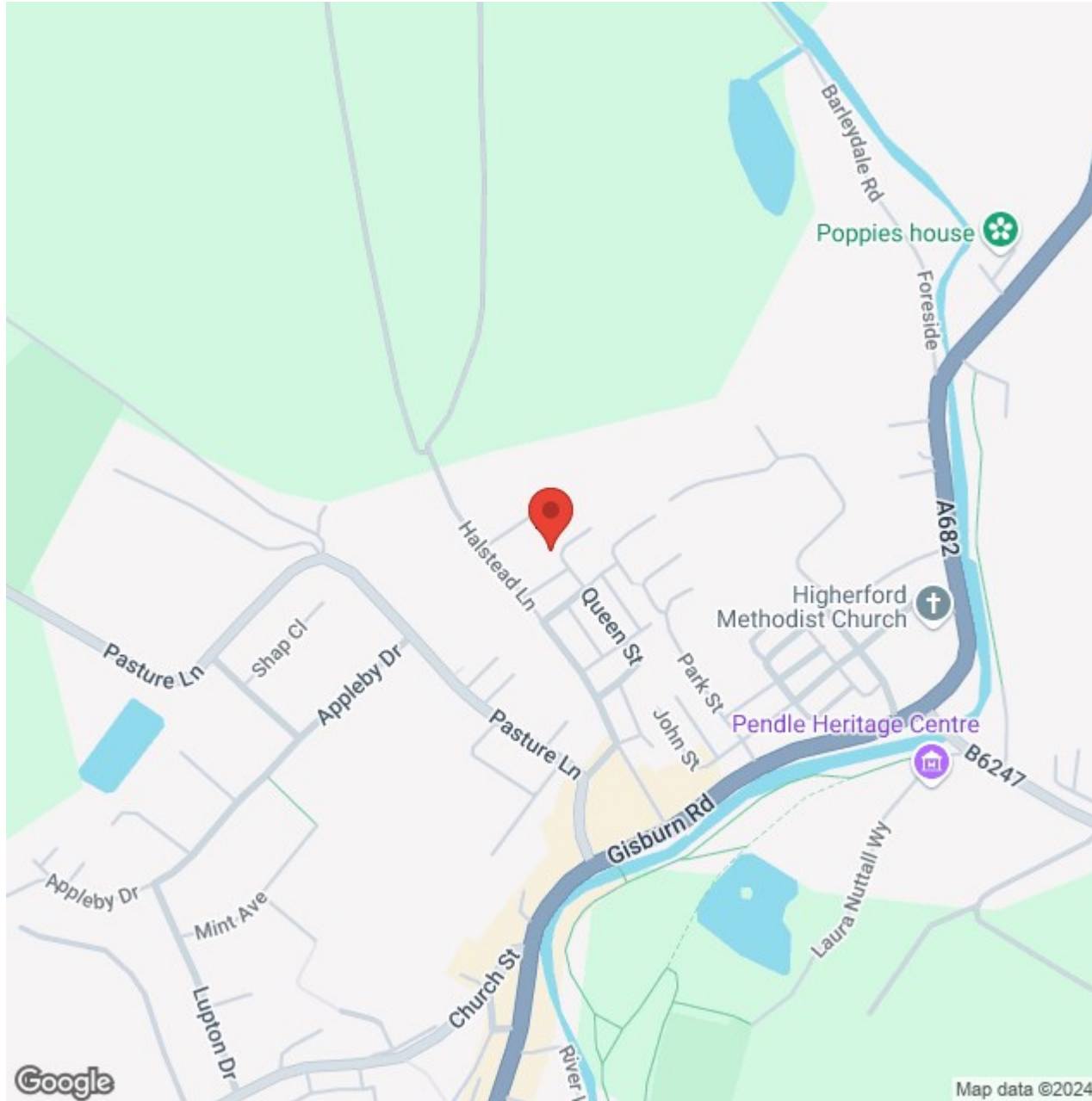
Hilton &  
Horsfall

**RIBBLE VALLEY**  
20 WELLGATE  
CLITHEROE  
LANCASHIRE. BB7 2DP  
T: 01200 435667

**BURNLEY & PENDLE**  
75 GISBURN ROAD  
BARROWFORD  
LANCASHIRE. BB9 6DX  
T: 01282 560024













BB9 6HF

## Lancashire

A great opportunity to acquire this well presented TWO bedroomed detached bungalow located in a highly desirable area of Barrowford. Situated conveniently close by to local amenities like: bistros, boutiques and Barrowford Park. The M65 motorway is only a short drive away providing easy access through to neighbouring towns / cities such as: Burnley, Blackburn & Preston. Affording many noteworthy features and briefly comprising of: an entrance vestibule, welcoming hallway, comfortable sized living room, modern fitted kitchen and sun room. You will also find two well proportioned bedrooms and a four piece bathroom. Externally to the front of the property you will find a tarmac driveway offering off road parking. To the rear you will find a large landscaped garden which is south west facing with mature plants and shrubs, feature pond, lawed area and an indian stone flagged patio. The property also offers a detached single garage with power and lighting. One not to be missed. Early viewing is advised. Council Tax Band 'C'. Freehold.

### ENTRANCE

With a composite door leading to:

### VESTIBULE

With coving.

### HALLWAY

A welcoming entrance hallway with a built in storage cupboard, 1x radiator and coving.

### LIVING ROOM 17'5" x 10'5" (5.31 x 3.18)

A comfortable sized living room with a gas fire set within a feature fire place, television point, coving, 1x radiator and 2x uPVC double glazed windows to the front and side elevations.

### KITCHEN 10'11" x 10'4" (3.33 x 3.16)

A modern fitted kitchen with a range of wall and base units and contrasting work tops over, having built in appliances such as a four ring gas hob with extractor hood over, electric oven and a dishwasher. The kitchen also boasts a stainless steel sink with chrome hot and cold tap, 1x

radiator, a uPVC double glazed window to the side elevation and a uPVC double glazed door leading to the garden.

### SUN ROOM 6'11" x 9'7" (2.12 x 2.93)

An bright and airy room with an electric wall heater, tiled flooring and a uPVC double glazed door leading to the garden.

### BEDROOM ONE 10'11" x 8'11" (3.34 x 2.74 )

A bedroom of double proportion with fitted wardrobes, 1x radiator, coving and a uPVC double glazed window to the front elevation.

### BEDROOM TWO 7'10" x 12'5" (2.39 x 3.80)

Another double bedroom with ample space fro bedroom furniture, 1x radiator, coving and a uPVC double glazed window to the rear elevation.

### BATHROOM 7'1" x 7'3" (2.18 x 2.21 )

A contemporary four piece suite with a corner bath, shower tray, push button w.c, vanity sink, 1x radiator, fully tiled walls and a uPVC frosted double glazed window to the side elevation.

### GARAGE 8'5" x 17'8" (2.57 x 5.41)

A detached single garage with a manual up and over door, power and lighting and a uPVC double glazed door leading to he garden.

### EXTERNALLY

Externally to the front of the property you will find a tarmac driveway offering off road parking. To the rear you will find a large landscaped garden which is south west facing with mature plants and shrubs, feature pond, lawed area and an indian stone flagged patio.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/halstead-close-barrowford>

### 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](http://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.





Hilton &  
Horsfall

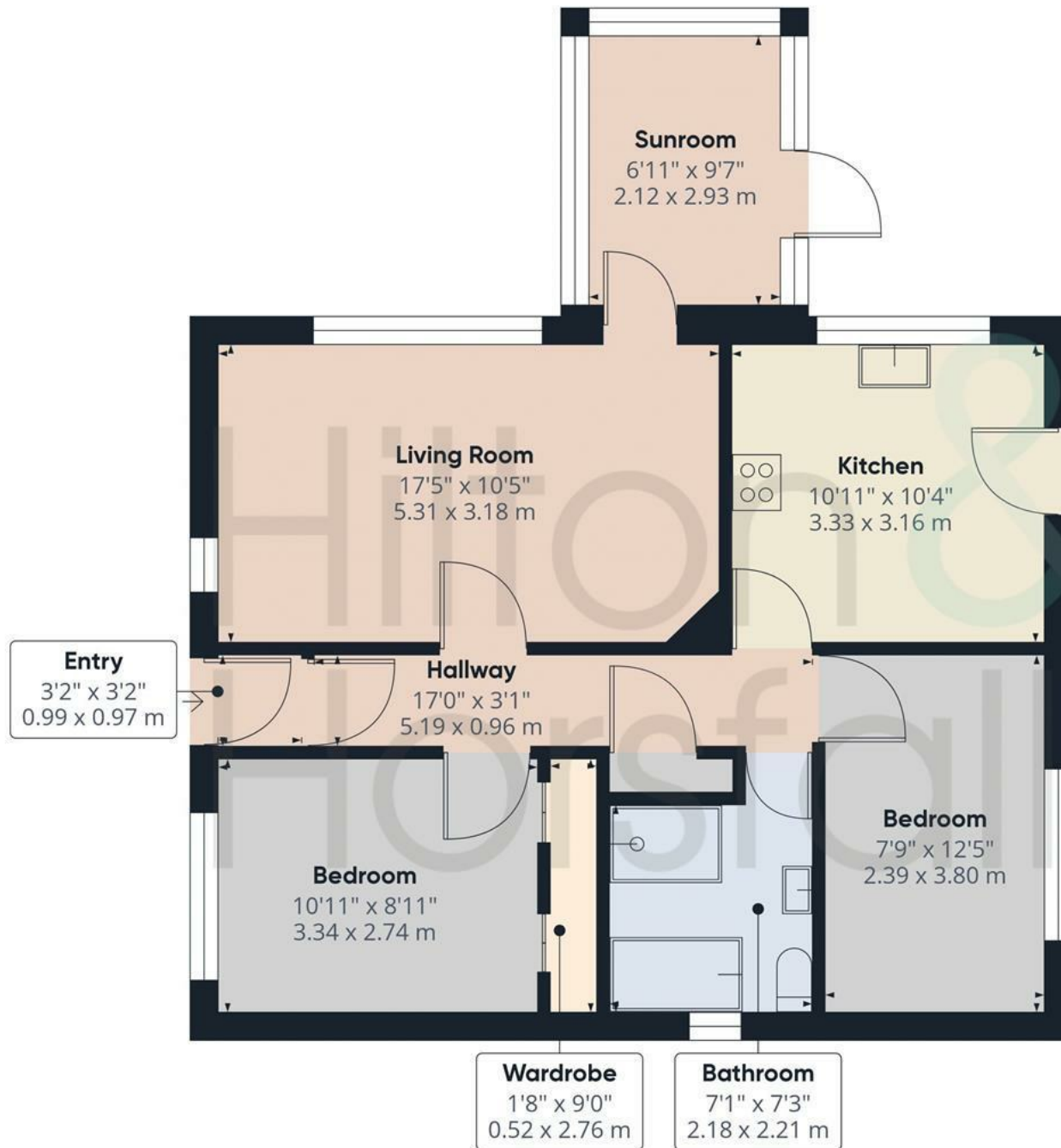


BB9 6HF

## OUTSIDE

Externally to the front of the property you will find a tarmac driveway offering off road parking. To the rear you will find a large landscaped garden which is south west facing with mature plants and shrubs, feature pond, lawed area and an indian stone flagged patio.





Approximate total area<sup>(1)</sup>

726.67 ft<sup>2</sup>  
67.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





Hilton &  
Horsfall





## Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

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

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

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