







Hilton &  
Horsfall



BB9 6AW

## Gisburn Road, Barrowford

### Offers In The Region Of £399,950

- Semi Detached
- Large Family Home
- Two Reception Rooms
- Open Plan Modern Kitchen
- Four Bedrooms plus Study / Playroom
- Three Floors
- Rear Enclosed Garden
- Driveway

Nestled in the desirable village of Barrowford, this impressive four-bedroom semi-detached home offers a blend of classic charm and modern convenience across three spacious floors. The ground floor having full under floor heating features two welcoming reception rooms, perfect for relaxing or entertaining, as well as a sleek open-plan kitchen that caters to both family meals and social gatherings. The additional utility room and ground-floor WC enhance everyday convenience, while a versatile study/playroom provides a flexible space suited for work, study, or play. The first floor houses a master bedroom with an en-suite shower room, providing a private haven for relaxation. Three additional well-appointed bedrooms and a contemporary family bathroom offer ample space for family and guests. Outside, the property boasts a driveway and a beautifully landscaped rear garden, ideal for alfresco dining or enjoying time with family and friends. With its combination of characterful features and modern amenities, this home is perfect for those seeking style, comfort, and a prime location.

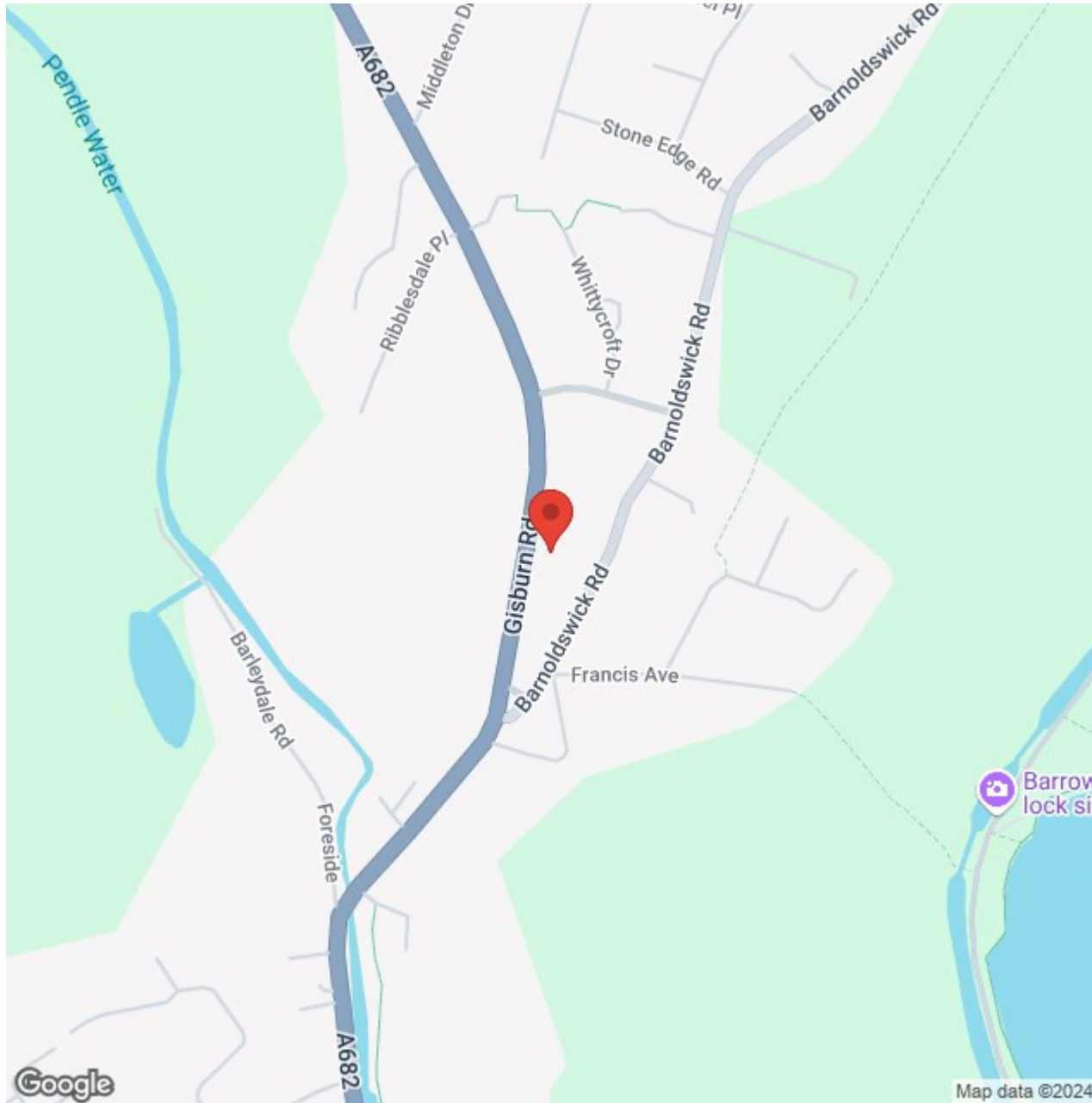
Hilton &  
Horsfall

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

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













BB9 6AW

## Lancashire

Nestled in the desirable village of Barrowford, this impressive four-bedroom semi-detached home offers a blend of classic charm and modern convenience across three spacious floors. The ground floor having full under floor heating features two welcoming reception rooms, perfect for relaxing or entertaining, as well as a sleek open-plan kitchen that caters to both family meals and social gatherings. The additional utility room and ground-floor WC enhance everyday convenience, while a versatile study/playroom provides a flexible space suited for work, study, or play. The first floor houses a master bedroom with an en-suite shower room, providing a private haven for relaxation. Three additional well-appointed bedrooms and a contemporary family bathroom offer ample space for family and guests. Outside, the property boasts a driveway and a beautifully landscaped rear garden, ideal for alfresco dining or enjoying time with family and friends. With its combination of characterful features and modern amenities, this home is perfect for those seeking style, comfort, and a prime location.

### ENTRANCE

With a composite door leading to:

### HALLWAY

A welcoming entrance hallway with coving, tiled flooring and LED spotlights.

### LIVING ROOM 12'6" x 11'1" (3.82 x 3.39)

A family sized living room with a tv point, coving, 1x radiator, wood effect flooring and a uPVC double glazed bay window to the front elevation.

### KITCHEN 18'8" x 7'9" (5.70 x 2.38)

A modern fitted kitchen with a range of wall and base units and contrasting work tops over, having built in appliances such as 2x electric ovens, dishwasher, fridge freezer and a four ring electric hob. The kitchen also boats a built in breakfast bar, pendent light fittings, inset sink with chrome mixer tap, wood effect flooring, LED spotlights and under stairs storage.

### KITCHEN / LIVING AREA 16'0" x 11'6" (4.90 x 3.51)

A large space with ample room for a large dining table, wood effect flooring, tv point, LED spotlights, 1x radiator, a solid hard wood double glazed window to the front elevation and uPVC double glazed french doors leading to the garden.

### HALLWAY

With tiled flooring, 2x skylights and a large uPVC double glazed window to the side elevation.

### UTILITY ROOM 9'7" x 3'8" (2.93 x 1.12)

A useful utility room with plumbing for a washing machine and dryer, stainless steel sink with chrome mixer tap and the location of the boilers.

### GROUND FLOOR W.C 2'7" x 4'1" (0.79 x 1.26)

A two piece suite with a two in one w.c and wash basin over with chrome mixer tap and tiled flooring.

### FIRST FLOOR / LANDING

An open landing with with a built in storage cupboard.

### BEDROOM ONE 12'9" x 10'11" (3.89 x 3.34)

A large double bedroom with ample space for bedroom furniture, 1x radiator, LED spotlights and a uPVC double glazed window to the front elevation.

### EN SUITE 4'3" x 4'5" (1.31 x 1.36)

A modern three piece suite with a shower cubical with rainfall shower head and hose shower head, vanity sink with chrome mixer tap, push button w.c, LED spotlights, heated towel rail in chrome, LED spotlights and an extractor fan.

### BEDROOM TWO 9'10" x 11'8" (3.00 x 3.56)

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

### BEDROOM THREE 9'9" x 7'2" (2.99 x 2.19)

A well proportioned single bedroom with a 1x radiator and a uPVC double glazed window to the front elevation.

### BATHROOM 6'3" x 8'5" (1.91 x 2.59)

A modern four piece suite with a bath tub, shower cubical, wall hung sink with chrome mixer tap, push button w.c, heated towel rail in chrome, LED spotlights, partially tiled walls and 2x uPVC frosted double glazed windows to the rear elevation.

### SECOND FLOOR / LANDING

With 1x skylight.

### BEDROOM FOUR 18'5" x 11'8" (5.63 x 3.57)

A good sized double bedroom with 1x radiator and 2x uPVC double glazed window the front and side elevation.

### STUDY / PLAY ROOM 12'6" x 12'2" (3.82 x 3.71)

A double room with 1x radiator, tv point and a uPVC double glazed window to the front elevation.

### EXTERNALLY

To the front elevation is a tarmac driveway providing off road parking. To the rear elevation is a private low maintenance south east facing garden mainly laid with artificial grass but also has a patio seating area.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/gisburn-rd-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

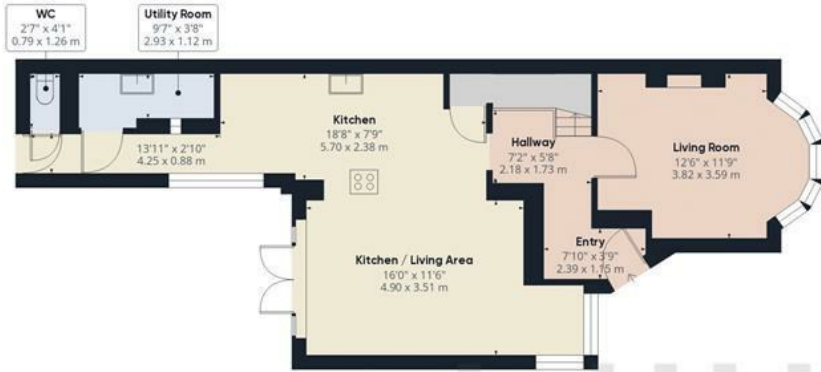




BB9 6AW

## OUTSIDE

To the front elevation is a tarmac driveway providing off road parking. To the rear elevation is a private south east facing garden mainly laid with lawn but also has a patio seating area.



Ground Floor



Floor 1



Floor 2

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

1649.68 ft<sup>2</sup>

153.26 m<sup>2</sup>

**Reduced headroom**

1820.93 ft<sup>2</sup>

15.72 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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)