



Hilton &
Horsfall

BB9 6DA

Bedford Street, Barrowford

Offers In The Region Of £128,950

- Mid Terrace
- Two Reception Rooms
- Fitted Kitchen
- Two Bedrooms
- Close To Victoria Park

Welcome to this charming terraced house located on Bedford Street in the delightful area of Barrowford. This property is situated conveniently close by to the M65 motorway and bypass providing easy access through to neighbouring towns / cities. Affording many noteworthy features and briefly comprising of: a welcoming entrance hallway, two inviting reception rooms, fitted kitchen, two bedrooms of double proportions and a modern three piece bathroom suite. Externally to the front elevation there is an enclosed forecourt and to the rear you will find a flagged yard. Ideal for first time buyers / a small family. Early viewings are advised.





Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, 1x central heating radiator, staircase to the first floor / landing and uPVC door leading out to the front elevation.

SITTING ROOM 11'10" x 11'11" (3.63m x 3.65m)

An additional sitting room with wood effect flooring, space for settees, 1x central heating radiator and uPVC double glazed window to the front elevation.

LIVING ROOM 15'7" x 13'11" (4.75m x 4.25m)

A family sized living room with wood effect flooring, space for settees, ceiling coving, wall feature fireplace, television point, 2x wall lights, 1x central heating radiator , door to under stairs storage cupboard, double doors leading through to kitchen and uPVC double glazed window to the rear elevation.

KITCHEN 6'6" x 13'4" (1.99m x 4.08m)

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, tiled splash back,

inset sink with chrome mixer tap, integrated Hisense oven / grill, 4 ring gas hob with chrome extractor hood above, under counter fridge / freezer, plumbing for a washing machine, recessed LED spotlights, uPVC double glazed window and door to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find recessed LED spotlights, loft hatch with retractable ladder and doors leading through to:

BEDROOM ONE 16'0" x 12'0" (4.88m x 3.66m)

A bedroom of double proportions with space for a wardrobe and drawers, ceiling coving, television point, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO 7'6" x 17'2" (2.30m x 5.25m)

Another bedroom of double proportions with space for a wardrobe and drawers, television point, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A modern three piece bathroom suite comprising of: a panelled bathtub with chrome mixer tap, shower over and glass shower screen, tiled splash back, wood effect flooring, wall mounted floating sink with chrome mixer tap, push button w.c, heated chrome towel rack, recessed LED spotlights, airing cupboard with access to the Logic combi boiler and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the front elevation you will find an enclosed forecourt and to the rear there is a flagged yard.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/bedford-st-barrowford>

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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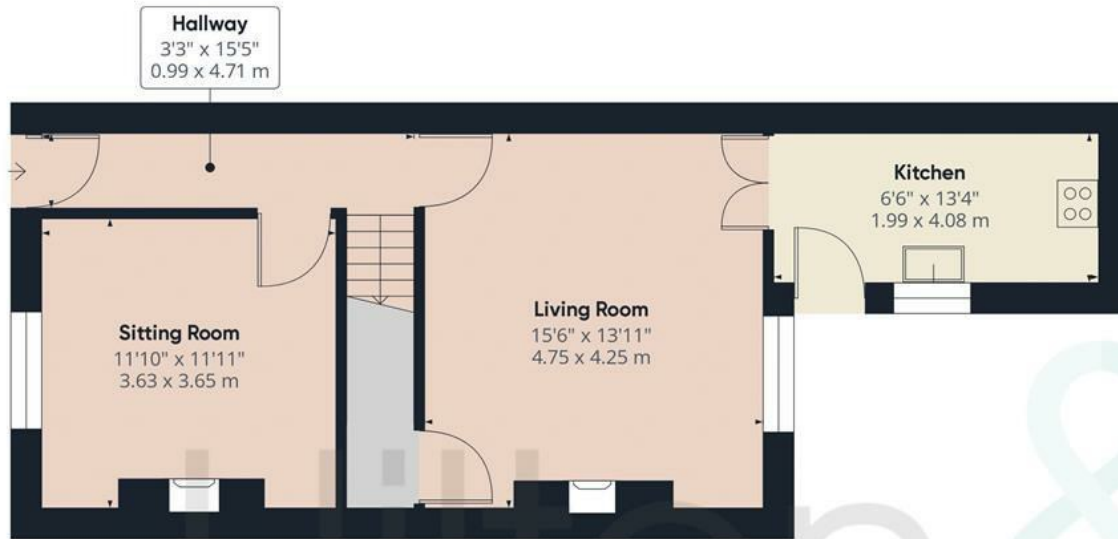
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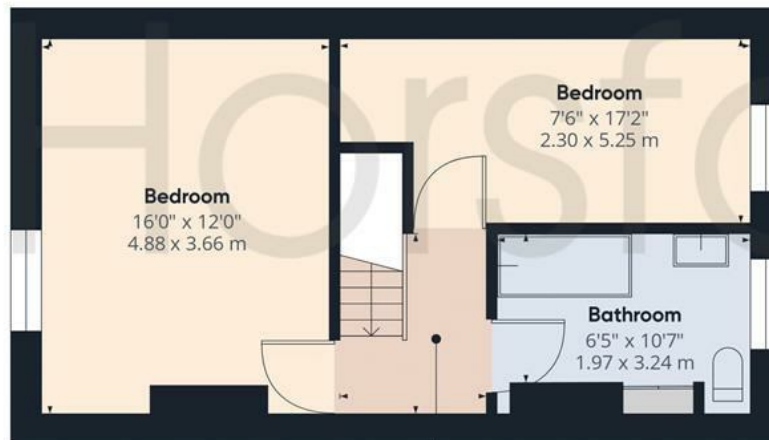
OUTSIDE

Externally to the front elevation you will find an enclosed forecourt and to the rear there is a flagged yard.





Ground Floor



Landing
7'8" x 6'0"
2.35 x 1.85 m

Floor 1

Approximate total area⁽¹⁾

942.07 ft²

87.52 m²

(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.



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