



GISBURN ROAD

Hilton & Horsfall
01282 560 024
FOR SALE

Hilton &
Horsfall

BB9 6LS

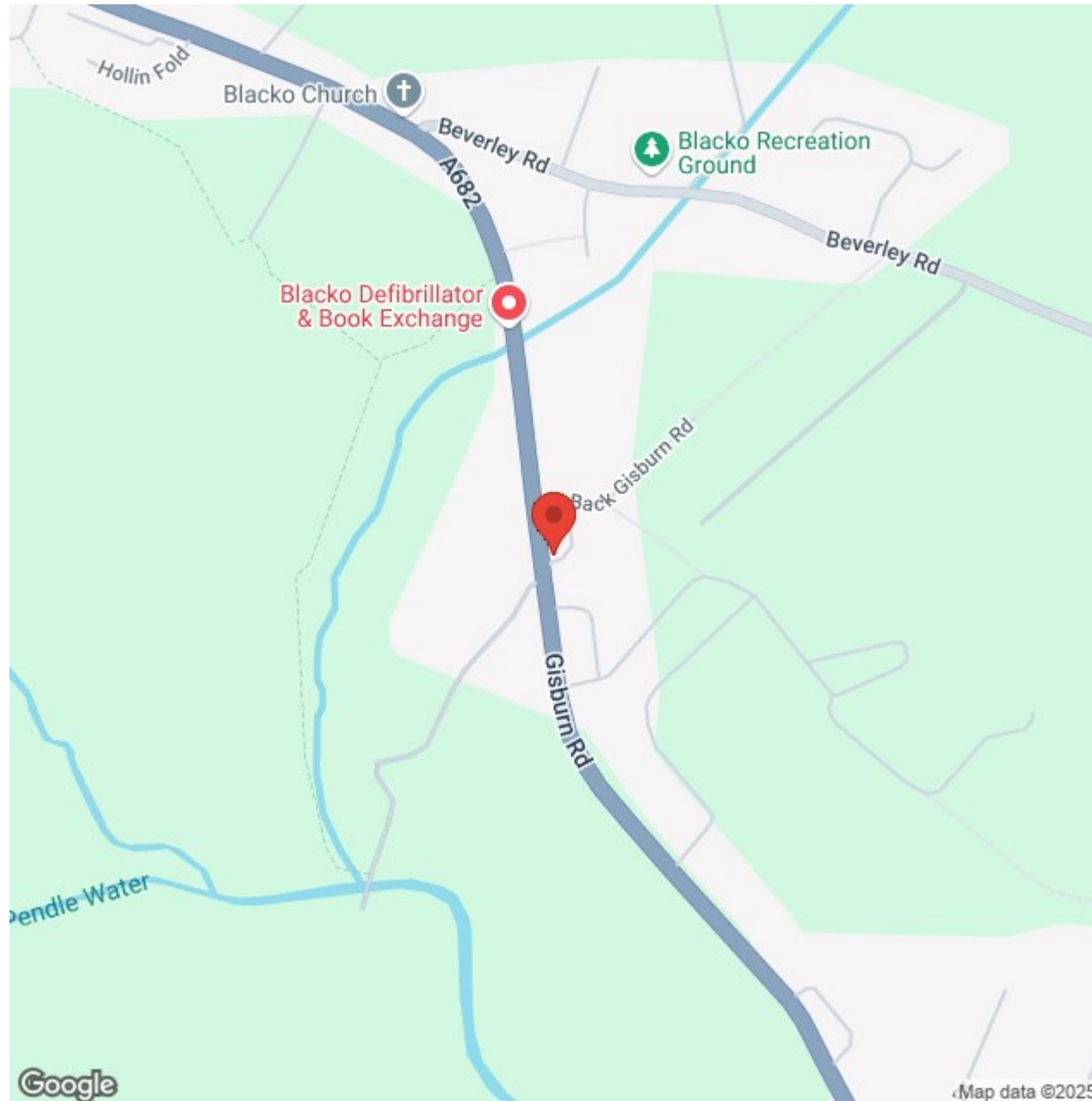
Gisburn Road, Blacko

Offers In The Region Of £194,950

- Sought after area • Three bedrooms • En suite • Two reception rooms • House bathroom • Rear yard

A great opportunity to acquire this spacious THREE bedroomed end 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 welcoming entrance hallway, fitted kitchen with integrated appliances, family sized living room and a spacious dining room. To the first floor / landing you will find two double bedrooms with bedroom one having an en suite, a good sized single bedroom and a three piece bathroom suite. Externally to the rear elevation is a paved yard. Early viewing is advised to avoid disappointment. Council Tax Band 'D'. Freehold.







Lancashire

A great opportunity to acquire this spacious THREE bedroomed end 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 welcoming entrance hallway, fitted kitchen with integrated appliances, family sized living room and a spacious dining room. To the first floor / landing you will find two double bedrooms with bedroom one having an en suite, a good sized single bedroom and a three piece bathroom suite. Externally to the rear elevation is a paved yard. Early viewing is advised to avoid disappointment. Council Tax Band 'D'. Freehold.

ENTRANCE

With a uPVC double glazed door leading to:

HALLWAY 8'5" x 13'8" (2.59 x 4.17)

A welcoming entrance hallway with wood effect flooring and an open balustrade staircase leading to the first floor / landing.

LIVING ROOM 12'7" x 14'4" (3.86 x 4.38)

A family sized living room with an electric fire set within a marble fire place, 2x radiators and 2x uPVC double glazed windows to the front elevation.

DINING ROOM 12'9" x 10'10" (3.89 x 3.32)

A good sized dining room with ample space for a large dining table, 2x radiators and 2x uPVC double glazed windows to the rear and side elevations.

KITCHEN 8'11" x 12'5" (2.72 x 3.79)

A spacious fitted kitchen with a range of wall and base units, having integrated appliances such as an electric oven, four ring gas hob and extractor hood over. The kitchen also boasts a sink with hot and cold tap,

spotlights, tiled flooring, 1x radiator, 2x uPVC double glazed windows to the side elevation and a uPVC double glazed door leading to the rear yard.

FIRST FLOOR / LANDING

With access to the loft.

BEDROOM ONE 12'7" x 9'9" (3.86 x 2.99)

A spacious double bedroom with fitted wardrobes and drawers, wall lights, 1x radiator and a uPVC double glazed window to the front elevation.

EN SUITE 6'9" x 4'1" (2.07 x 1.27)

A three piece suite with a shower cubical, vanity sink, push button w.c, fully tiled walls, tiled flooring and a skylight.

BEDROOM TWO 12'10" x 10'11" (3.93 x 3.35)

A bedroom of double proportion with fitted wardrobes, 2x radiators and a uPVC double glazed window to the front elevation.

BEDROOM THREE 6'6" x 11'10" (1.99 x 3.62)

A good sized single bedroom with fitted wardrobes, 1x radiator and a uPVC double glazed window to the side elevation.

BATHROOM 8'8" x 10'4" (2.66 x 3.16)

A three piece suite with a panelled bath and shower over, push button w.c, vanity sink with chrome mixer tap, 1x radiator, fully tiled walls, LED mirror, tiled flooring, built in storage and a frosted uPVC double glazed window to the side elevation.

EXTERNALLY

Externally to the rear elevation is a paved yard.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/gisburn-road-blacko>

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.

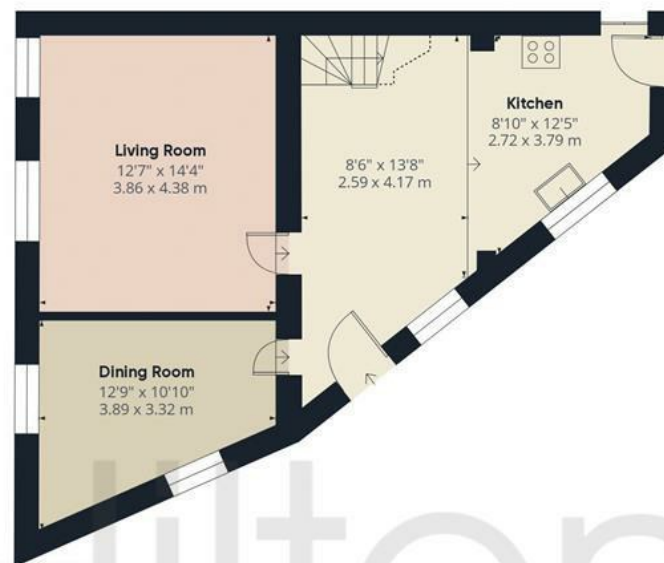


BB9 6LS

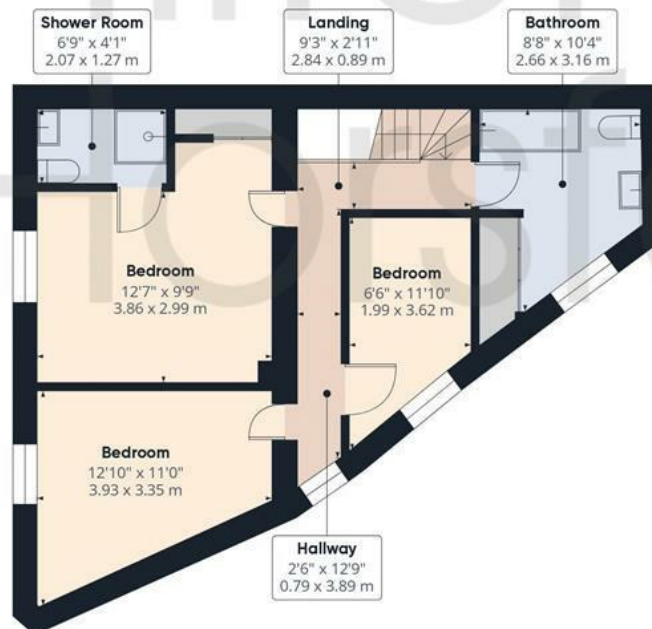
OUTSIDE

Externally to the rear elevation is a paved yard.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1041.97 ft²

96.8 m²

Reduced headroom

16.53 ft²

1.54 m²

(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

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

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

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

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