





Hilton &  
Horsfall

BB9 6AJ

## Gisburn Road, Barrowford

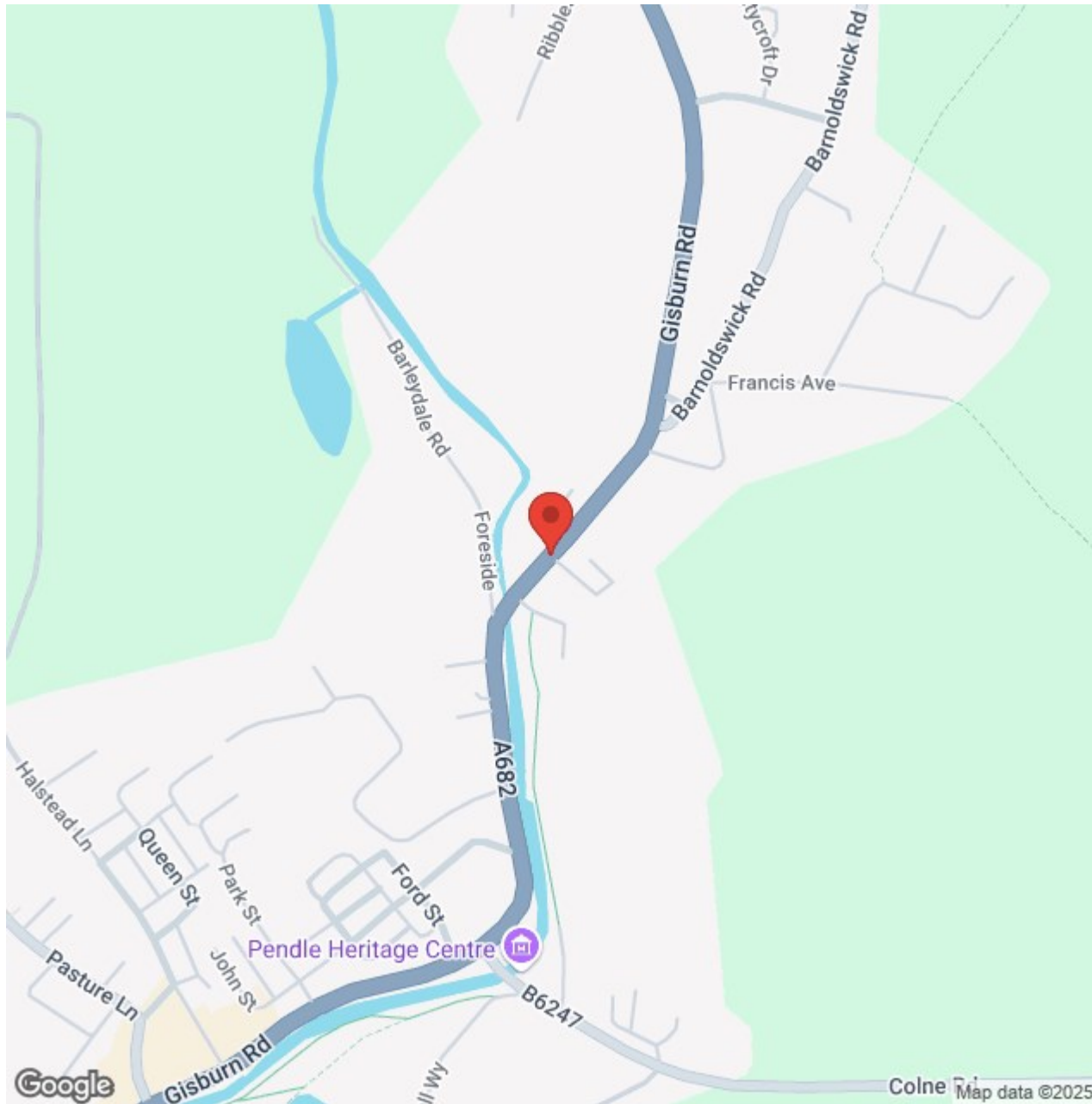
### Offers In The Region Of £219,950

Nestled on Gisburn Road in the charming village of Barrowford, this delightful cottage offers a unique blend of character and comfort. Spanning an impressive 1,527 square feet, the property boasts three inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The quirky design of the cottage adds to its charm, making it a truly special place to reside. With some adjustments to the floorplan, this property could quite comfortably accommodate a third bedroom. The accommodation features two well-proportioned bedrooms, office room, ground floor w.c and kitchen. The rear yard offers a private outdoor space, ideal for enjoying the fresh air or hosting summer gatherings. Situated in an ideal location, this cottage is close to local amenities, making it a perfect choice for those seeking a blend of rural tranquillity and community convenience. Don't miss the chance to make this quirky cottage your new home.













## Lancashire

Nestled on Gisburn Road in the charming village of Barrowford, this delightful cottage offers a unique blend of character and comfort. Spanning an impressive 1,527 square feet, the property boasts three inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The quirky design of the cottage adds to its charm, making it a truly special place to reside. With some adjustments to the floorplan, this property could quite comfortably accommodate a third bedroom. The accommodation features two well-proportioned bedrooms, office room, ground floor w.c and kitchen. The rear yard offers a private outdoor space, ideal for enjoying the fresh air or hosting summer gatherings. Situated in an ideal location, this cottage is close to local amenities, making it a perfect choice for those seeking a blend of rural tranquillity and community convenience. Don't miss the chance to make this quirky cottage your new home.

### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, 2x wall lights, loft hatch, 1x central heating radiator and uPVC door to the front elevation.

#### OFFICE ROOM 4'9" x 14'5" (1.47m x 4.40m)

A great space having full electrics and lighting, space for a desk and chairs, exposed beams and uPVC triple glazed window to the front elevation.

#### KITCHEN 6'9" 16'1" (2.06m 4.91m )

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, tiled splash back, inset sink with chrome mixer tap, NEFF 4 ring gas hob with extractor fan above, breakfast bar with space for bar stools, , NEFF dishwasher, plumbing for a washing machine, space for an under counter fridge / freezer, integrated Belling oven / grill, exposed wood beams, 1x central heating radiator, air extraction fan and uPVC double glazed window to the rear elevation.

### GROUND FLOOR W.C

A useful ground floor w.c with tiled flooring and walls. low level w.c, wall mounted sink and uPVC double glazed window to the side elevation

#### DINING ROOM 15'2" x 6'0" (4.63m x 1.84m )

Having ample space for a dining table and chairs, exposed brick wall feature, exposed wood ceiling beams, 1x central heating radiator, door to under stairs storage cupboard, staircase to the first floor / landing and uPVC patio door to the rear elevation.

#### SITTING ROOM 11'8" x 14'2" (3.58m x 4.34m )

A cosy sitting room with wood effect flooring, space for settees, exposed ceiling beams, 1x central heating radiator, doors to storage cupboards and uPVC triple glazed window to the front elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE 11'2" x 15'10" (3.42m x 4.83m )

A bedroom of double proportions with integrated wardrobe space, space for a vanity desk and chair, space for drawers, telephone point, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### BEDROOM TWO 9'6" x 14'3" (2.92m x 4.36m )

Another bedroom of double proportions with space for a wardrobe and drawers, exposed beams, 2x central heating radiator and uPVC triple glazed windows to the front elevation.

### BATHROOM

A contemporary three piece bathroom suite comprising of: wood effect flooring, panelled bathtub with chrome mixer tap, tiled walls, corner shower cubicle, low level w.c, sink in vanity unit with chrome mixer tap, heated chrome towel rack, bidet, air extraction fan and recessed LED spotlights.

#### LIVING ROOM 16'7" x 14'11" (5.08m x 4.57m )

An additional living area having space for settees, television point, exposed beams, exposed brick wall feature, electric fire, telephone point, 2x central heating radiators and uPVC triple glazed windows to the front elevation.

### EXTERNALLY

Externally to the rear elevation you will find an enclosed yard with an artificial lawned area, shrubs, outside lighting, outside water tap and a storage area.

### 360 DEGREE VIRTUAL TOUR

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

### 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.

### 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)







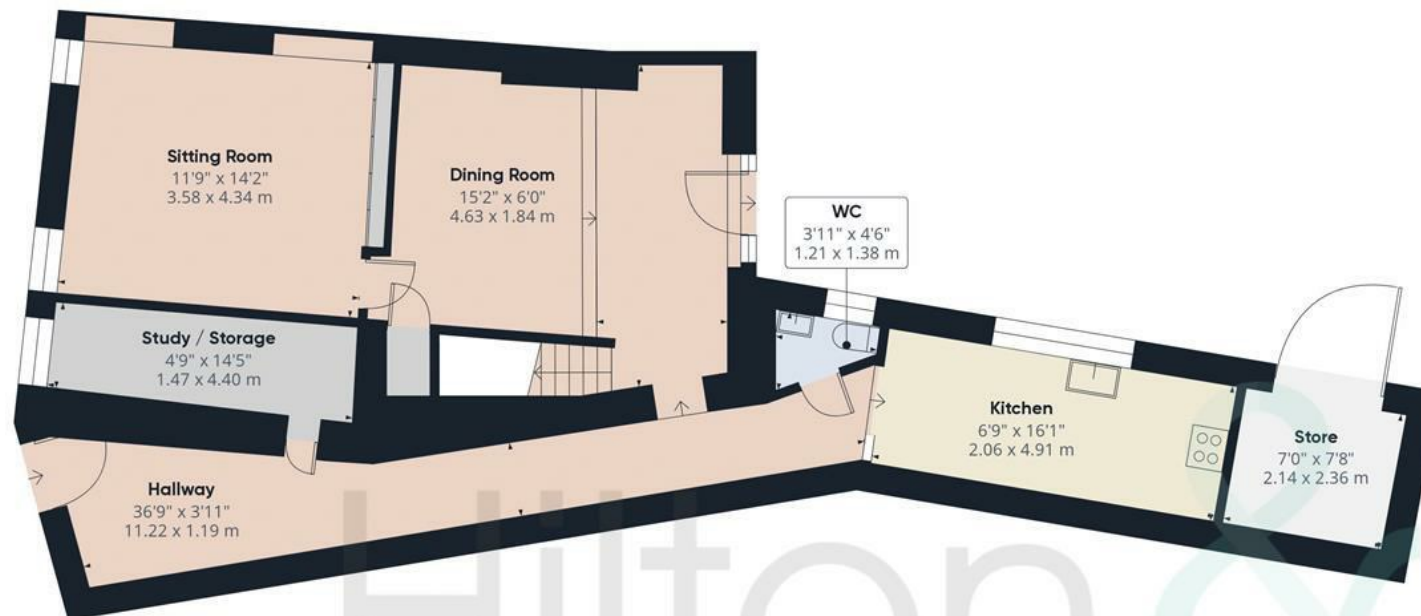
BB9 6AJ

## OUTSIDE

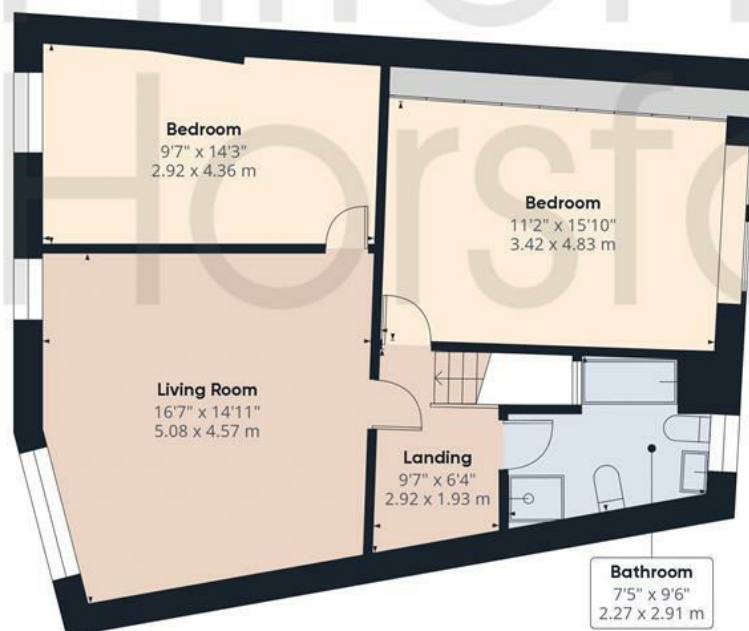
Externally to the rear elevation you will find an enclosed yard with an artificial lawned area, shrubs, outside lighting, outside water tap and a storage area.







Ground Floor



Floor 1

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

1527.83 ft<sup>2</sup>

141.94 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

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)