







Hilton &  
Horsfall



BB9 6LS

## Gisburn Road, Blacko

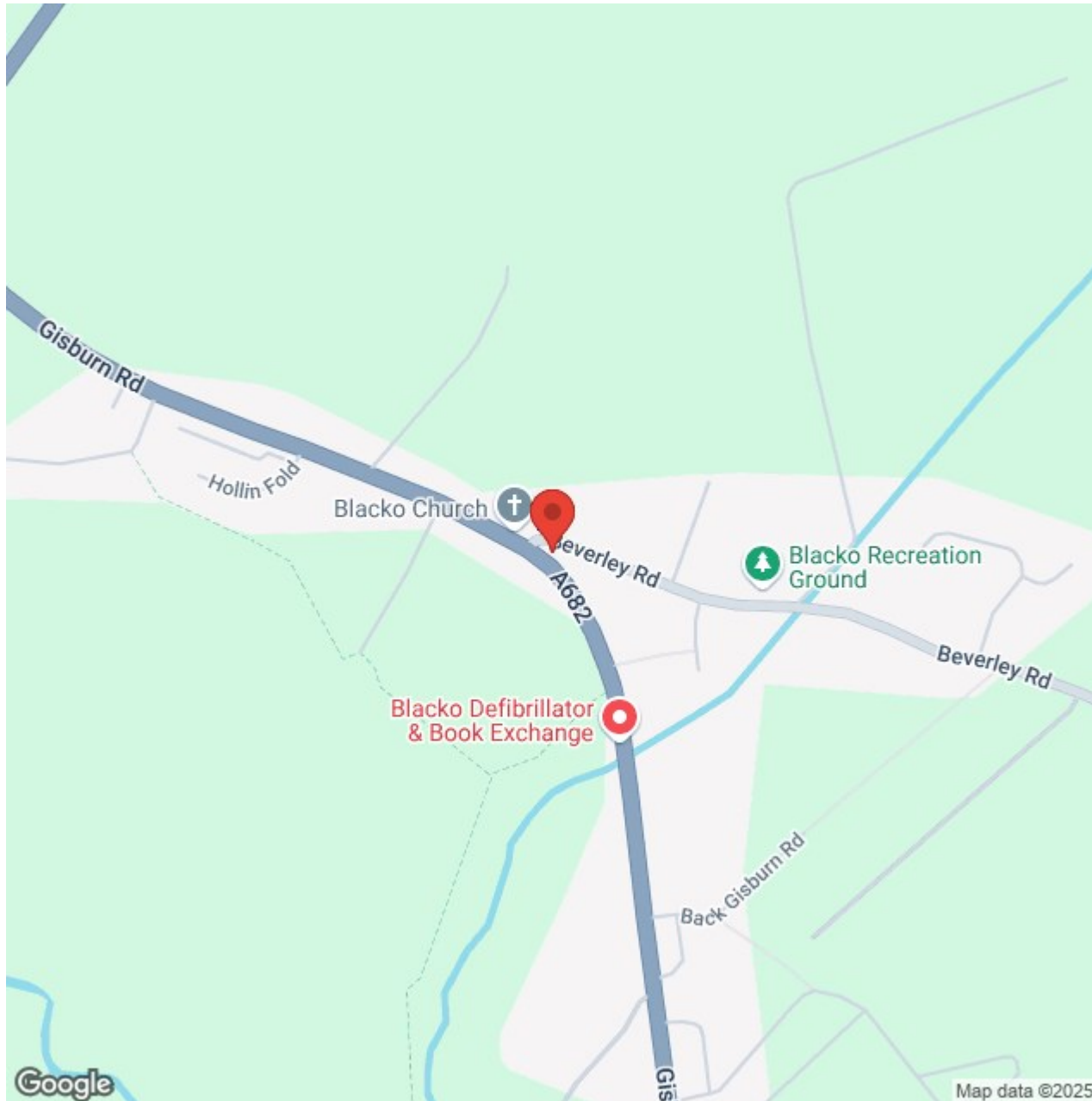
### Offers In The Region Of £194,950

- Three Storey End Cottage • Fantastic Location • Open Aspect Views • Two Reception Rooms • Three Bedrooms • Bathroom & Ensuite • Full of Character

Nestled on the charming Gisburn Road in Blacko, this delightful cottage offers a unique blend of character and modern living. With three floors to explore, the property boasts an intriguing and quirky layout that is sure to captivate those seeking a home with personality. Upon entering, you are welcomed into two inviting reception rooms, fitted kitchen, three well-proportioned bedrooms, providing ample space for family or guests. The property is also equipped with two bathrooms. Set in the picturesque village of Blacko, this cottage is surrounded by beautiful countryside, offering a tranquil lifestyle while still being within easy reach of local amenities. In summary, this cottage on Gisburn Road is a rare find, combining a quirky layout with modern comforts in a stunning location. It is a perfect choice for those who appreciate character and charm in their home.











## Lancashire

### LOWER GROUND FLOOR

On the lower ground floor there is:

#### LIVING ROOM 11'5" x 14'8" (3.50m x 4.49m)

A cosy living room with space for settees, television point, wall feature fireplace with log burning stove set within, 3x wall lights, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### KITCHEN 14'6" x 8'1" (4.44m x 2.47m )

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, inset sink with chrome mixer tap, integrated double oven and grill, 4 ring induction hob with chrome extractor hood above, space for a freestanding fridge / freezer, plumbing for a washing machine, 1x central heating radiator, under stairs storage cupboard with space for a tumble dryer, Baxi boiler, uPVC double glazed window and stable style door to the rear elevation.

### GROUND FLOOR

On the ground floor you will find a staircase to the first floor / landing and doors to:

#### SITTING ROOM 11'10" x 15'8" (3.63m x 4.80m )

A family sized sitting room with wood effect flooring, space for settees, television point, wall feature fireplace, exposed wood beams, 3x wall lights, 1x central heating radiator, window ledge seat and uPVC double glazed window to the front elevation.

#### OFFICE ROOM / BEDROOM THREE 10'6" x 8'4" (3.21m x 2.56m )

Currently utilised as an office room, it could double as a third bedroom having space for

drawers, 1x central heating radiator, window ledge seat, door to em-suite and uPVC double glazed window to the rear elevation.

### EN-SUITE SHOWER ROOM

Having wood effect flooring, shower cubicle, wall mounted sink with chrome mixer tap, low level w.c and an air extraction fan.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE 9'9" x 10'8" (2.98m x 3.26m )

A bedroom of double proportions with integrated wardrobe space, storage cupboard, 2x wall lights, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BEDROOM TWO 9'4" x 13'4" (2.86m x 4.07m )

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

### BATHROOM

A modern three piece bathroom suite comprising of: wood effect flooring, tiled wall, walk in shower cubicle with rainfall shower head, push button w.c, pedestal sink with chrome mixer tap, heated chrome towel rack, recessed LED spotlights and uPVC double glazed frosted window to the rear elevation.

### EXTERNALLY

Externally to the front elevation there are mature shrubs.

### 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)





Hilton &  
Horsfall



BB9 6LS

## OUTSIDE

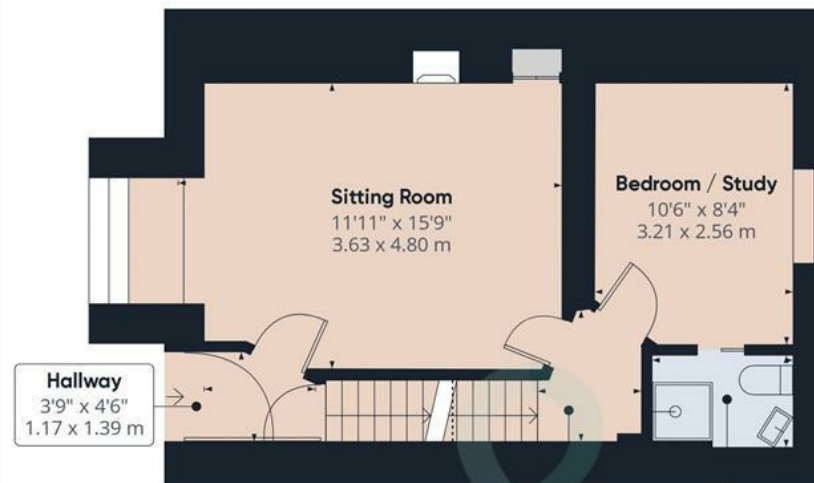
Externally to the front elevation  
there are mature shrubs and  
open panoramic views.







Ground Floor



Floor 1



Floor 2

Hilton & Horsfall

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

1004.83 ft<sup>2</sup>

93.35 m<sup>2</sup>

Reduced headroom

6.55 ft<sup>2</sup>

0.61 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.

GIRAFFE360





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)