





Hilton &  
Horsfall



BB9 6DX

## Gisburn Road, Barrowford

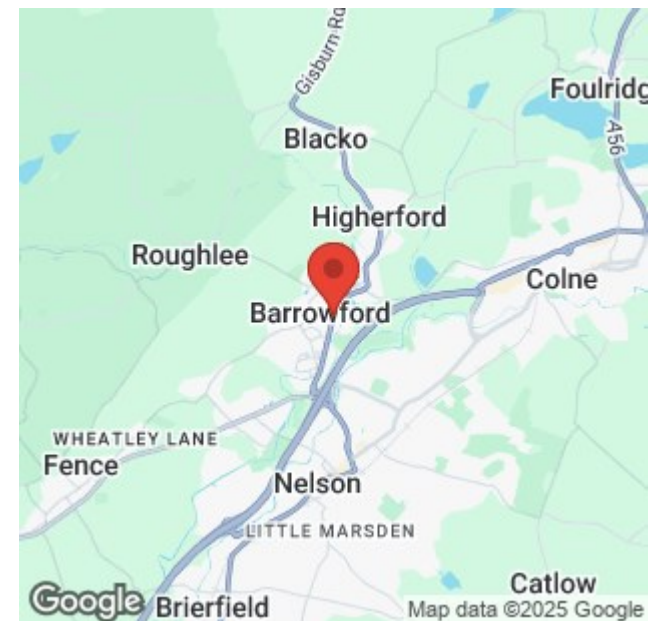
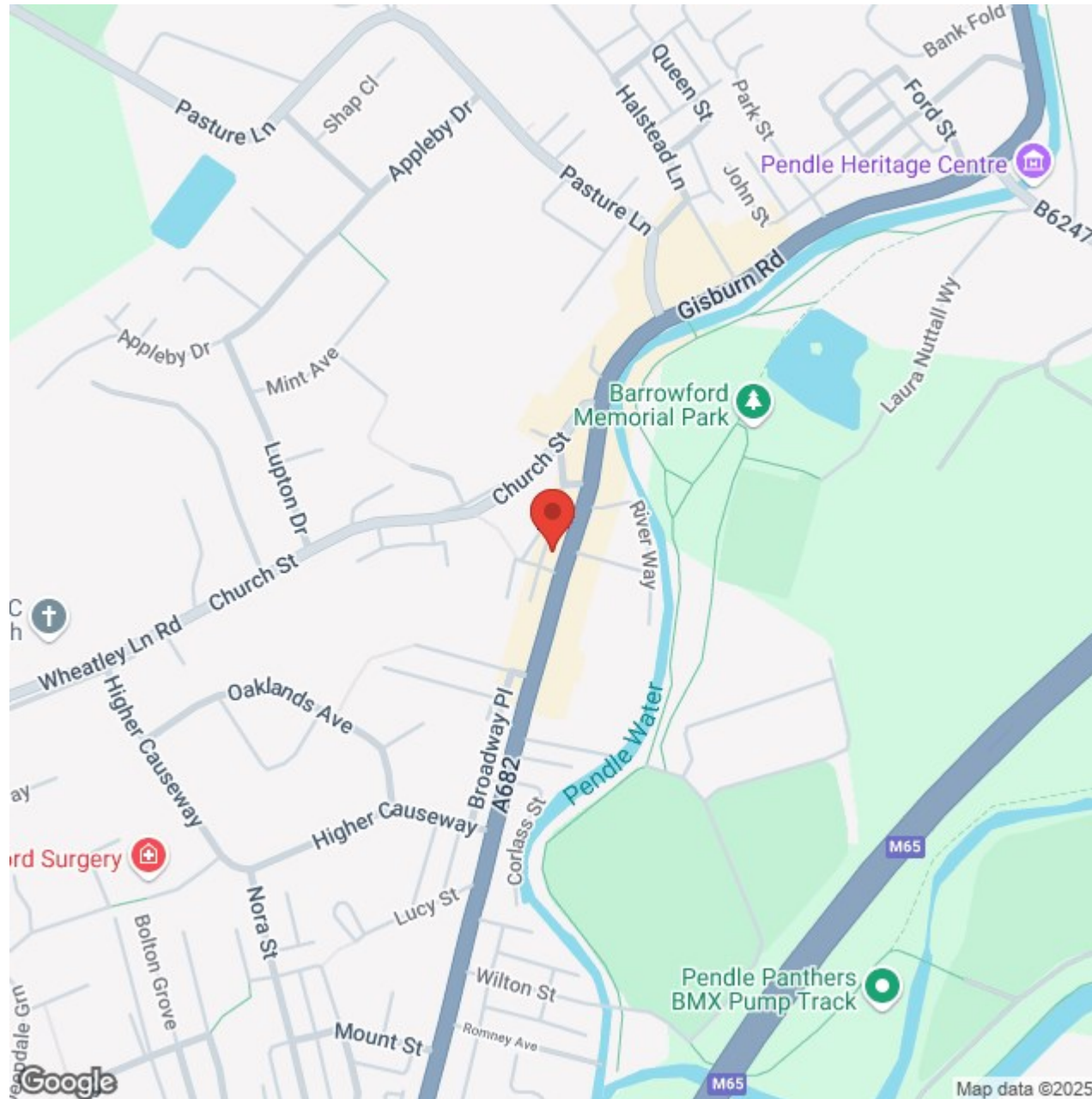
### Offers In The Region Of £134,950

- Prominent Location
- Potential to Convert to Commercial
- One Large Double Bedroom
- Open Plan Living Room / Kitchen
- Double Glazing & Central Heating

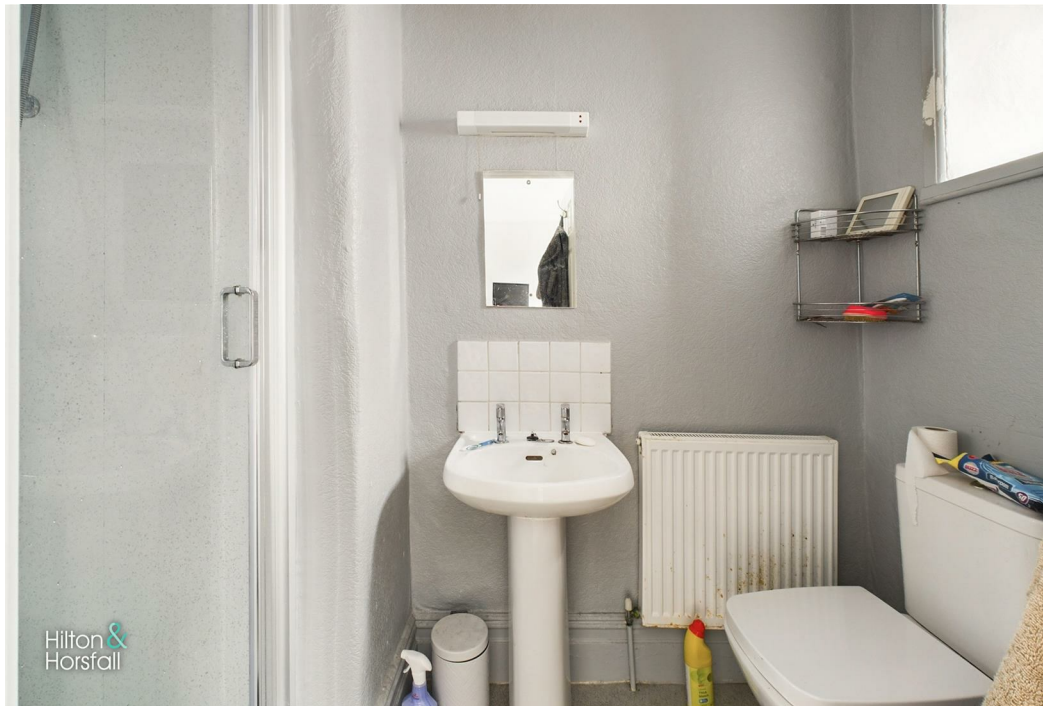
Hilton & Horsfall are delighted to present this charming 1-bedroom back-to-back mid-terrace property located in the heart of Barrowford village. Currently let on a residential tenancy, the property features a cosy living room with kitchenette, a spacious double bedroom, and a shower room. Benefiting from double glazing and central heating, it offers a comfortable and energy-efficient living space. Situated in a prime village location, this versatile property is ideal for continued residential use or holds great potential for conversion into a commercial space (subject to relevant planning permissions). Whether you're seeking a solid investment, a first-time home, or a future business opportunity, Gisburn Road presents a fantastic opportunity in the heart of Barrowford.











## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALL

Providing access through to the living room and a staircase leading to the first floor.

#### LIVING ROOM / KITCHEN 13'10" x 12'10" (4.24m x 3.93m)

The welcoming living space features a bright and airy living room, complemented by neutral décor and soft carpeting that adds a cosy touch. A large front-facing window allows plenty of natural light to flow through, enhancing the sense of space. The room also benefits from a handy under-stairs storage cupboard, ideal for keeping everyday items neatly tucked away. The open-plan kitchenette is thoughtfully incorporated into the living area, fitted with modern wood-effect cabinets, a built-in oven with an electric hob, and space for appliances. The contrasting turquoise splashback adds a pop of colour, while the countertop provides a practical area for meal preparation.

### FIRST FLOOR

#### BEDROOM 13'11" x 12'9" (4.26m x 3.89m)

The spacious double bedroom offers a bright and versatile living space, filled with natural light from two large front-facing windows. The neutral décor and soft carpeting

create a cosy and welcoming atmosphere, while a fitted wood-effect wardrobe provides ample storage. The room comfortably accommodates a double bed and includes additional space for a desk or dressing area, perfect for those working from home. A door conveniently leads to the shower room, enhancing the practicality of this well-proportioned bedroom.

#### SHOWER ROOM 7'11" x 3'10" (2.43m x 1.18m)

The shower room is conveniently accessed directly from the bedroom and features a practical layout with a walk-in shower enclosure, a pedestal wash basin with tiled splashback, and a low-level WC. A frosted window allows for natural light while maintaining privacy, and a wall-mounted radiator provides added comfort.

#### 360 DEGREE VIRTUAL TOUR

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

#### LOCATION

Nestled in the heart of Pendle, Barrowford is a highly sought-after village that beautifully blends charm, community spirit, and modern convenience. Renowned for its picturesque surroundings and vibrant village atmosphere, Barrowford offers an excellent range of independent shops, boutiques, cafés, and popular eateries, all within walking distance. The village also boasts excellent transport links, with easy access to the M65 motorway, making commuting to nearby towns like Burnley, Colne, and beyond straightforward. For outdoor enthusiasts, the area provides beautiful walking trails along the Leeds and Liverpool Canal and Pendle Hill, while families benefit from well-regarded local schools and various recreational facilities. With its perfect mix of rural charm and modern amenities, Barrowford remains a highly desirable location for residents and investors alike.

#### PUBLISHING

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#### 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. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.





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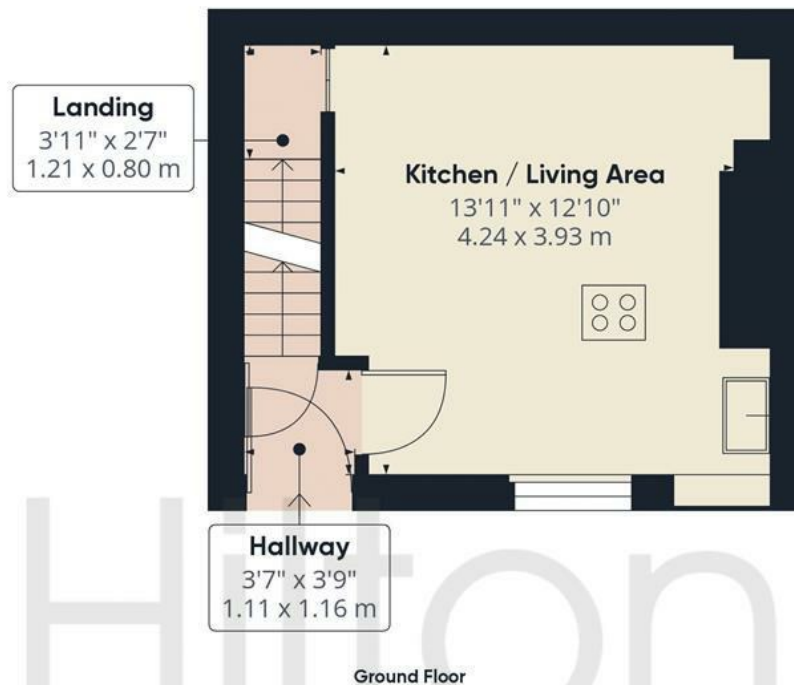


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## OUTSIDE

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

426.36 ft<sup>2</sup>

39.61 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.







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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)