



Hilton &
Horsfall

BB9 6LZ

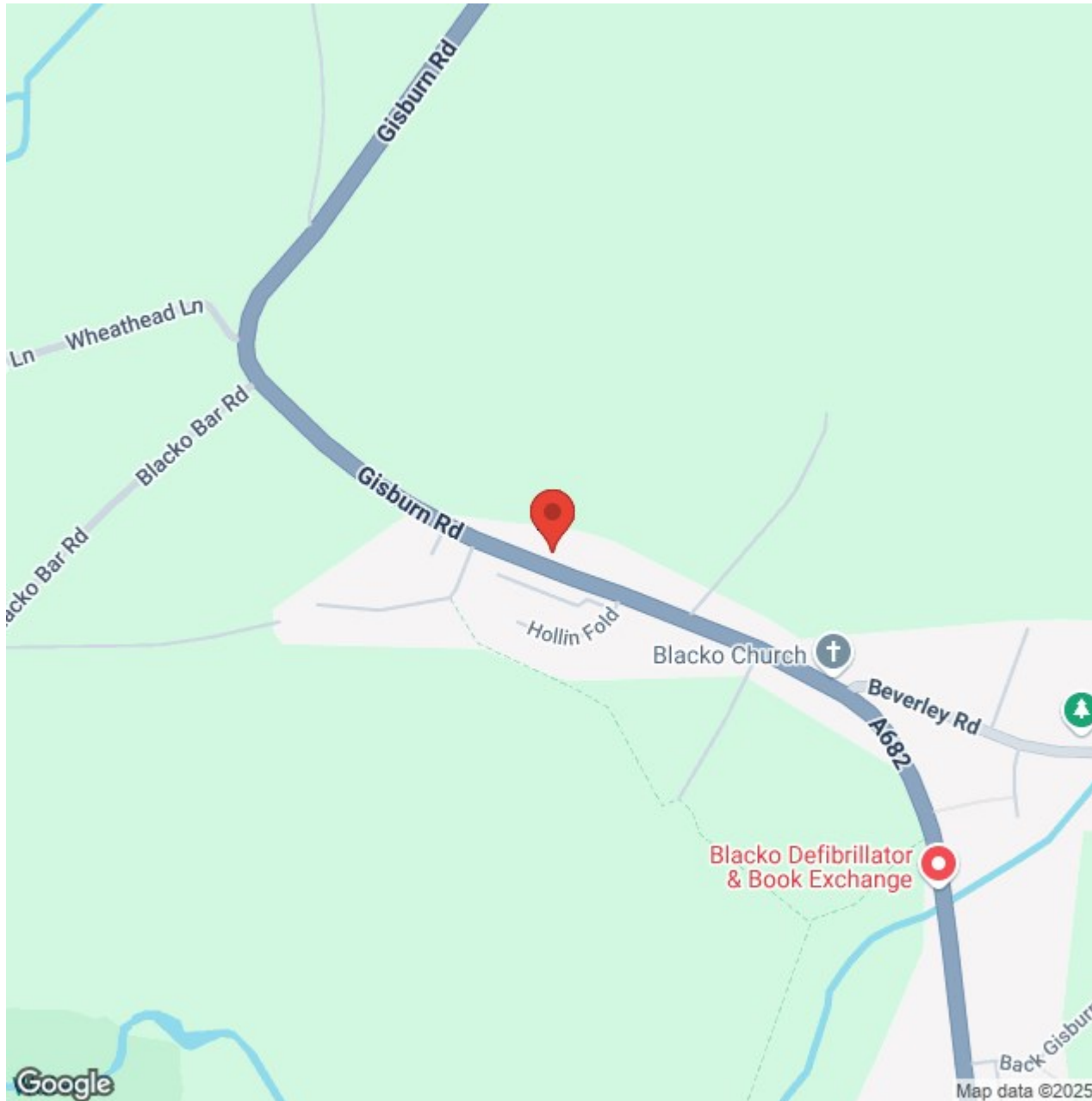
Gisburn Road, Blacko

Offers Over £189,950

- Three bedrooms • Front garden • Sought after area • Modern • Countryside views • Amenities close by

Located in the pretty village of Blacko, this spacious three bed mid terrace dwelling comprises of good sized living room, modern dining kitchen and porch to the rear with plumbing for a dryer.. To the first floor / landing you will find three well proportioned bedrooms and a modern three piece bathroom suite. Externally to the front is well kept garden laid with artificial grass. To the rear is a good sized yard with a secure storage unit. The house is located on a great spot set back from the main road and is within walking distance of the popular Blacko Primary School and the historical Blacko Tower. Pendle Hill with its many countryside walks is a 10 minute drive away. The bustling and up-market village of Barrowford is a short walk away with its many boutique shops, bars and restaurants, and the M65 Motorway Network is conveniently located giving easy access to Burnley, Preston, Manchester and beyond.







Lancashire

Located in the pretty village of Blacko, this spacious three bed mid terrace dwelling comprises of good sized living room, modern dining kitchen and porch to the rear with plumbing for a dryer.. To the first floor / landing you will find three well proportioned bedrooms and a modern three piece bathroom suite. Externally to the front is well kept garden laid with artificial grass. To the rear is a good sized yard with a secure storage unit. The house is located on a great spot set back from the main road and is within walking distance of the popular Blacko Primary School and the historical Blacko Tower. Pendle Hill with its many countryside walks is a 10 minute drive away. The bustling and up-market village of Barrowford is a short walk away with its many boutique shops, bars and restaurants, and the M65 Motorway Network is conveniently located giving easy access to Burnley, Preston, Manchester and beyond.

GROUND FLOOR

ENTRANCE

With a composite door leading to:

LIVING ROOM 13'7" x 15'10" (4.16 x 4.85)

A good sized living room with a multi fuel stove set within a stone fire place, 1x radiator, wall lights and a uPVC double glazed window to the front elevation.

DINING KITCHEN 13'1" x 10'2" (4.01 x 3.11)

A modern kitchen with a range of wall and base units, having integrated appliances such as a fridge freezer, dishwasher, washing machine, electric oven and grill, four ring gas hob and extractor hood. The kitchen also boasts a Belfast sink, 1x radiator, space for large dining table with pendent lights over, and a uPVC double glazed window to the rear elevation.

LAUNDRY ROOM 5'9" x 3'8" (1.76 x 1.13)

With wood effect flooring, plumbing for a dryer and a uPVC double glazed door leading to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 9'2" x 11'8" (2.81 x 3.56)

A good sized double bedroom with ample space for bedroom furniture, 1x radiator, built in storage cupboard and a uPVC double glazed window to the front elevation.

BEDROOM TWO 6'10" x 8'7" (2.10 x 2.62)

Another bedroom of double proportion with 1x radiator and a uPVC double glazed window to the rear elevation.

BEDROOM THREE 6'5" x 5'8" (1.98 x 1.73)

A bedroom of single proportion with 1x radiator and a uPVC double glazed window to the rear elevation.

BATHROOM 6'8" x 5'9" (2.05 x 1.76)

A modern three piece suite with a shower tray, vanity sink with chrome waterfall tap, push button w.c, LED spotlights, heated towel rail in chrome, LED mirror, tiled flooring, fully tiled walls and extractor fan.

EXTERNALLY

Externally to the front is well kept garden laid with artificial grass. To the rear is a good sized yard with a secure storage unit.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/gisburnrd-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.



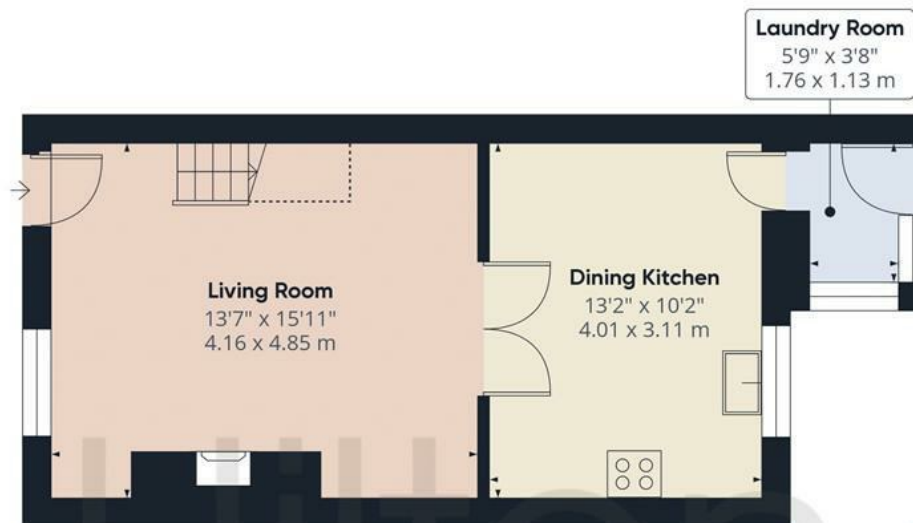
Hilton &
Horsfall

BB9 6LZ

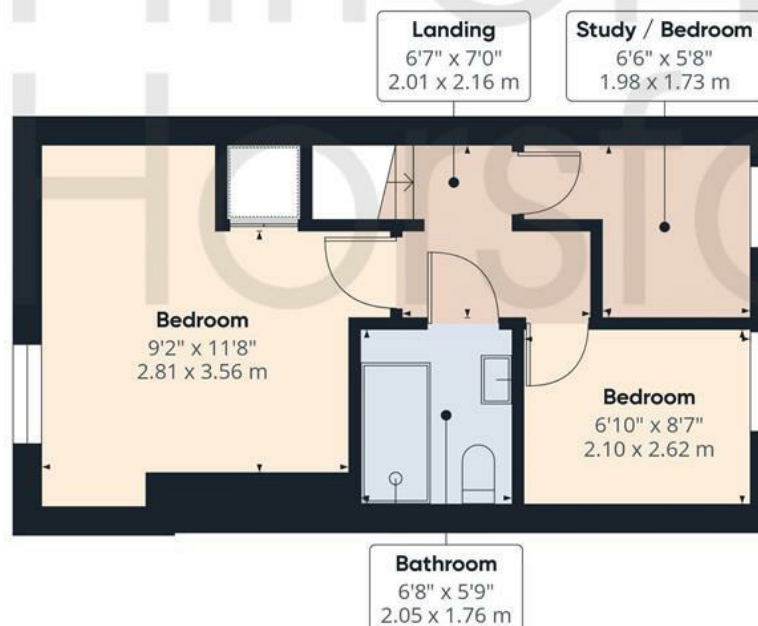
OUTSIDE

Externally to the front is well kept garden laid with artificial grass. To the rear is a good sized yard with a secure storage unit.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

694.26 ft²

64.5 m²

Reduced headroom

11.87 ft²

1.1 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 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.



Hilton &
Horsfall



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)