



Hilton &
Horsfall

BB9 8QJ

Higher Causeway, Barrowford

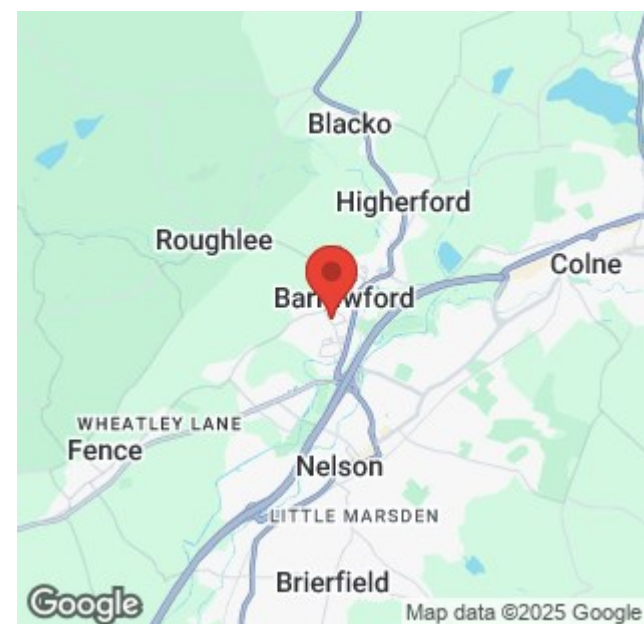
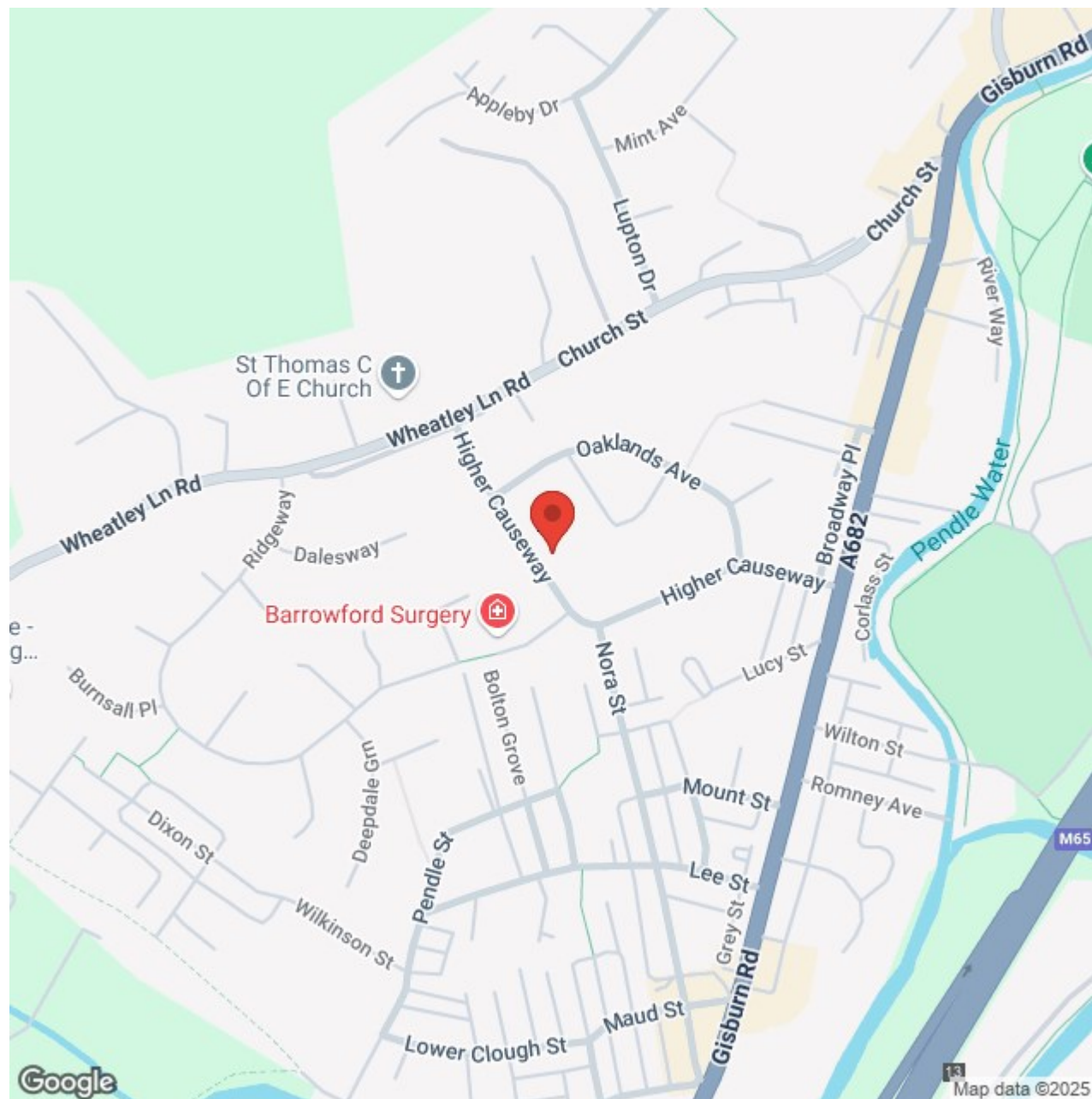
Offers In The Region Of £204,950

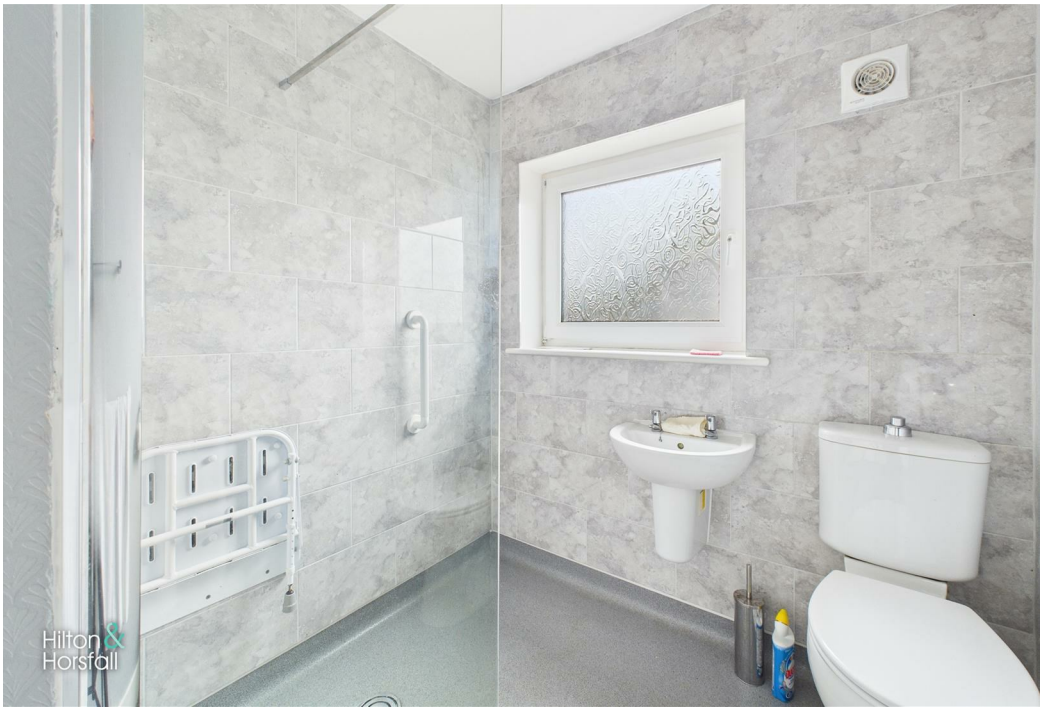
- Semi Detached • Three Bedrooms • Three Piece Bathroom • Outhouse • Generous Sized Garden

A spacious three-bedroom semi-detached home in the heart of Barrowford, offered with no onward chain. The property includes a large reception room, fitted kitchen, and an upstairs shower room. Though in need of some refurbishment, it presents a great opportunity to create a home to your own taste.

Outside, you'll find a generous lawned garden, flagged patio area, and a storage shed, perfect for outdoor living. To the side, there's a useful outhouse with WC and a small workshop/storage space. This vacant home is ideal for first-time buyers, investors, or anyone looking for a project in a sought-after location.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with 1x storage cupboard, under stairs storage cupboard, smoke detector, uPVC double glazed frosted window to the side elevation and uPVC door to the front elevation

LIVING ROOM 11'0" x 19'10" (3.37m x 6.05m)

A family sized living room with space for settees, television point, feature fireplace with gas fire, 2x wall lights, door to kitchen, uPVC double glazed window to the front elevation and uPVC patio doors leading out to the rear garden.

KITCHEN 10'2" x 13'8" (3.12m x 4.19m)

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, inset sink with chrome mixer tap, integrated Beko oven / grill, integrated microwave, 4 ring gas hob with chrome extractor hood above, space for a freestanding fridge / freezer, plumbing for a washing machine, television point, MAIN boiler, uPVC double glazed window to the side and rear elevation and uPVC door leading out to the outhouse.

FIRST FLOOR / LANDING

On the first floor / landing there is a loft hatch, storage cupboard, smoke detector and uPVC double glazed window to the front elevation.

BEDROOM ONE 11'1" x 12'9" (3.39m x 3.91m)

A bedroom of double proportions with space for a wardrobe and drawers and uPVC double glazed window to the rear elevation.

BEDROOM TWO 11'4" x 9'2" (3.46m x 2.80m)

Another bedroom of double proportions with integrated wardrobes, 1x electric radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE 11'1" x 6'7" (3.39m x 2.02m)

A well proportioned bedroom with integrated wardrobes, 1x electric radiator and uPVC double glazed window to the front elevation.

BATHROOM

A contemporary three piece wet room comprising of: walk in shower cubicle, wall mounted sink with chrome mixer tap, part tiled walls, push button w.c, air extraction fan and uPVC double glazed frosted window to the side elevation.

OUTHOUSE

To the side, there's a useful outhouse with WC and a small workshop/storage space.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/higher-cway-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.

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OUTSIDE

Outside, you'll find a generous lawned garden, flagged patio area, and a storage shed, perfect for outdoor living. To the side, there's a useful outhouse with WC and a small workshop/storage space



Ground Floor



Floor 1

Approximate total area⁽¹⁾

851.54 ft²

79.11 m²

Reduced headroom

6.71 ft²

0.63 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.





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