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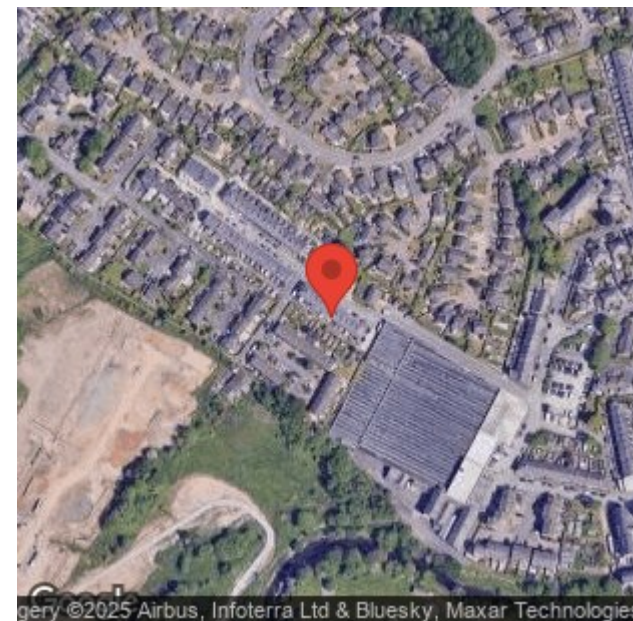
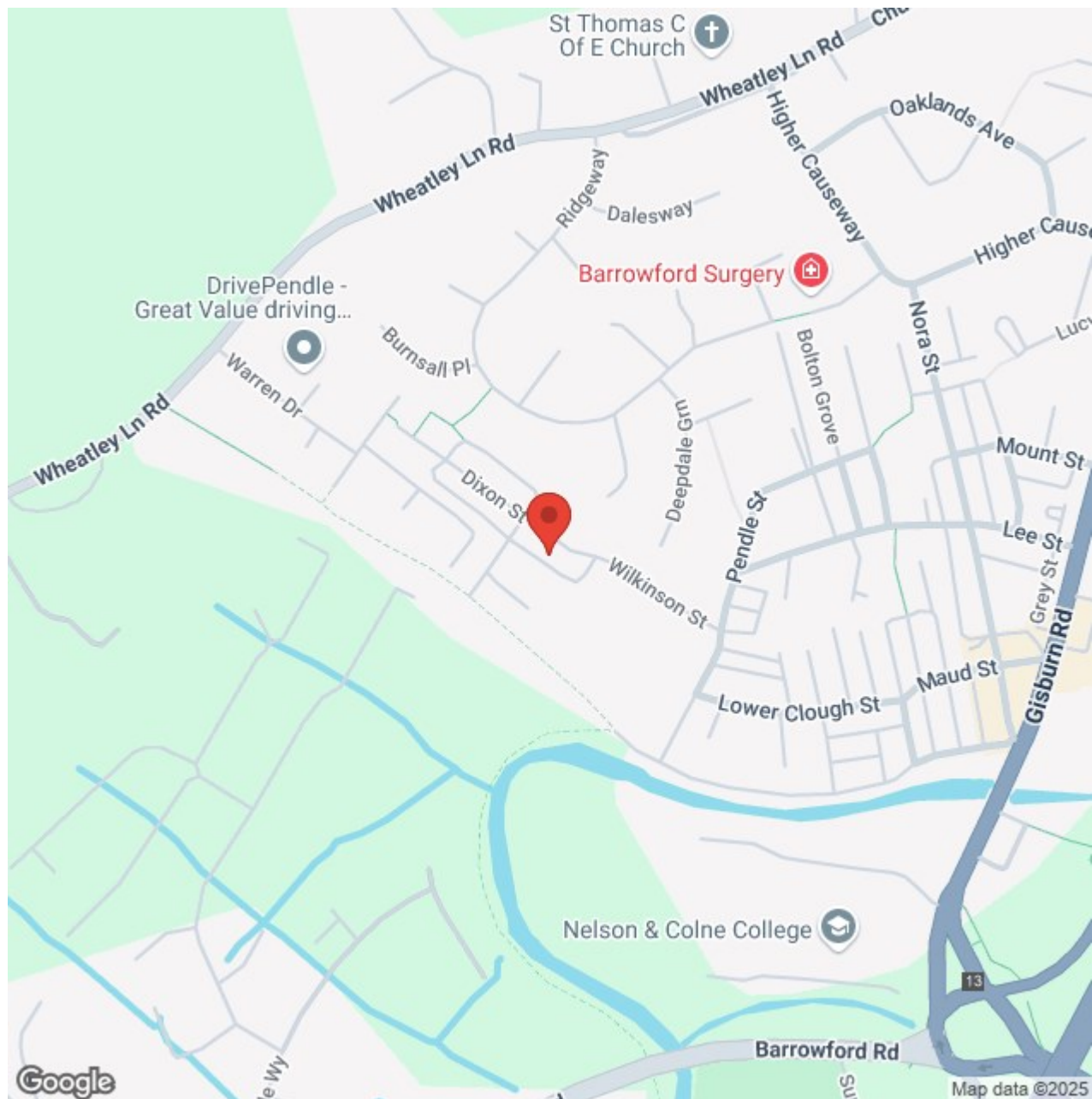
Dixon Street, Barrowford

£750 PCM

- Two bedrooms • Dining kitchen • Utility room • Garden • Sought after area • Three piece bathroom

Welcome to 9 Dixon Street, Barrowford, a well-presented two-bedroom terraced property located in a popular residential area, ideal for couples, small families, or professionals. This delightful home features a spacious living room to the front, leading into a generous dining kitchen perfect for entertaining or family meals. At the rear of the property is a practical utility room offering additional storage and convenience. Upstairs, the property boasts two double bedrooms and a modern house bathroom, providing comfortable living space throughout. Externally, the home benefits from a well-kept yard and a good-sized garden, perfect for outdoor relaxation or gardening enthusiasts. Situated close to local amenities, schools, and transport links, this home offers both charm and convenience in a sought-after location.







Lancashire

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ENTRANCE

With a uPVC double glazed door leading to:

LIVING ROOM 12'1" x 10'6" (3.69 x 3.21)

A spacious living room with an electric fire, 1x radiator and a uPVC double glazed window to the front elevation.

DINING KITCHEN 13'3" x 13'10" (4.06 x 4.23)

A modern kitchen with a range of wall and base units, 1x radiator, integrated oven, matte black sink with chrome hot and cold taps, under stairs storage, uPVC double glazed window to the rear elevation and a uPVC double glazed door leading to the utility room.

UTILITY ROOM 6'2" x 7'1" (1.90 x 2.16)

With plumbing for a washing machine and dryer, 1x radiator, uPVC double glazed window to the

side elevation and a uPVC double glazed door leading to the rear yard.

LANDING

BEDROOM ONE 13'3" x 10'9" (4.06 x 3.28)

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

BEDROOM TWO 7'4" x 13'3" (2.24 x 4.06)

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

BATHROOM 5'10" x 10'1" (1.79 x 3.09)

A modern three piece suite with a panelled bath and shower over, vanity sink with chrome mixer tap, push button w.c, heated towel rail in chrome, partially tiled walls and a uPVC frosted double glazed window to the rear elevation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/dixon-street-barrowford/>

PUBLISHING

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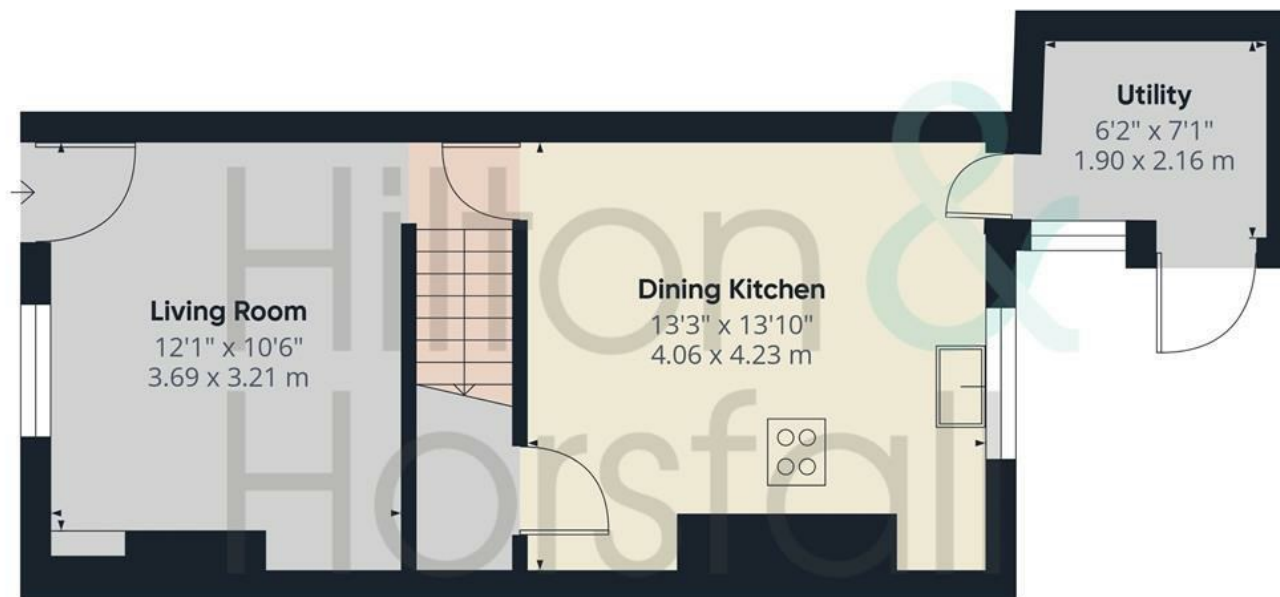


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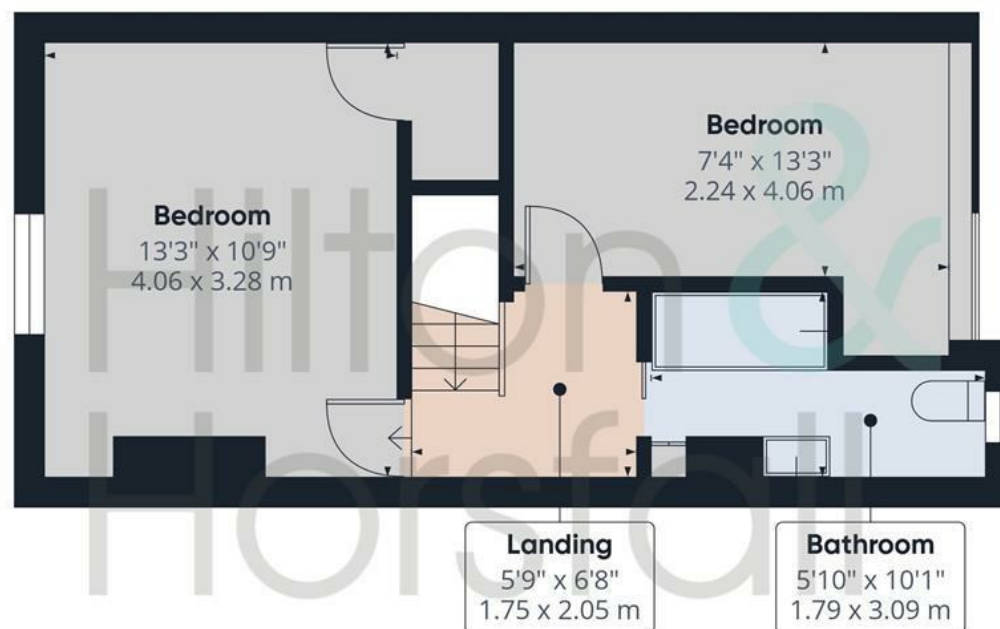


OUTSIDE

Externally, the home benefits from a well-kept yard and a good-sized garden, perfect for outdoor relaxation or gardening enthusiasts



Ground Floor



Floor 1

Approximate total area⁽¹⁾

739 ft²

68.7 m²

(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.



Hilton &
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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)