



Hilton &
Horsfall

BB9 6AH

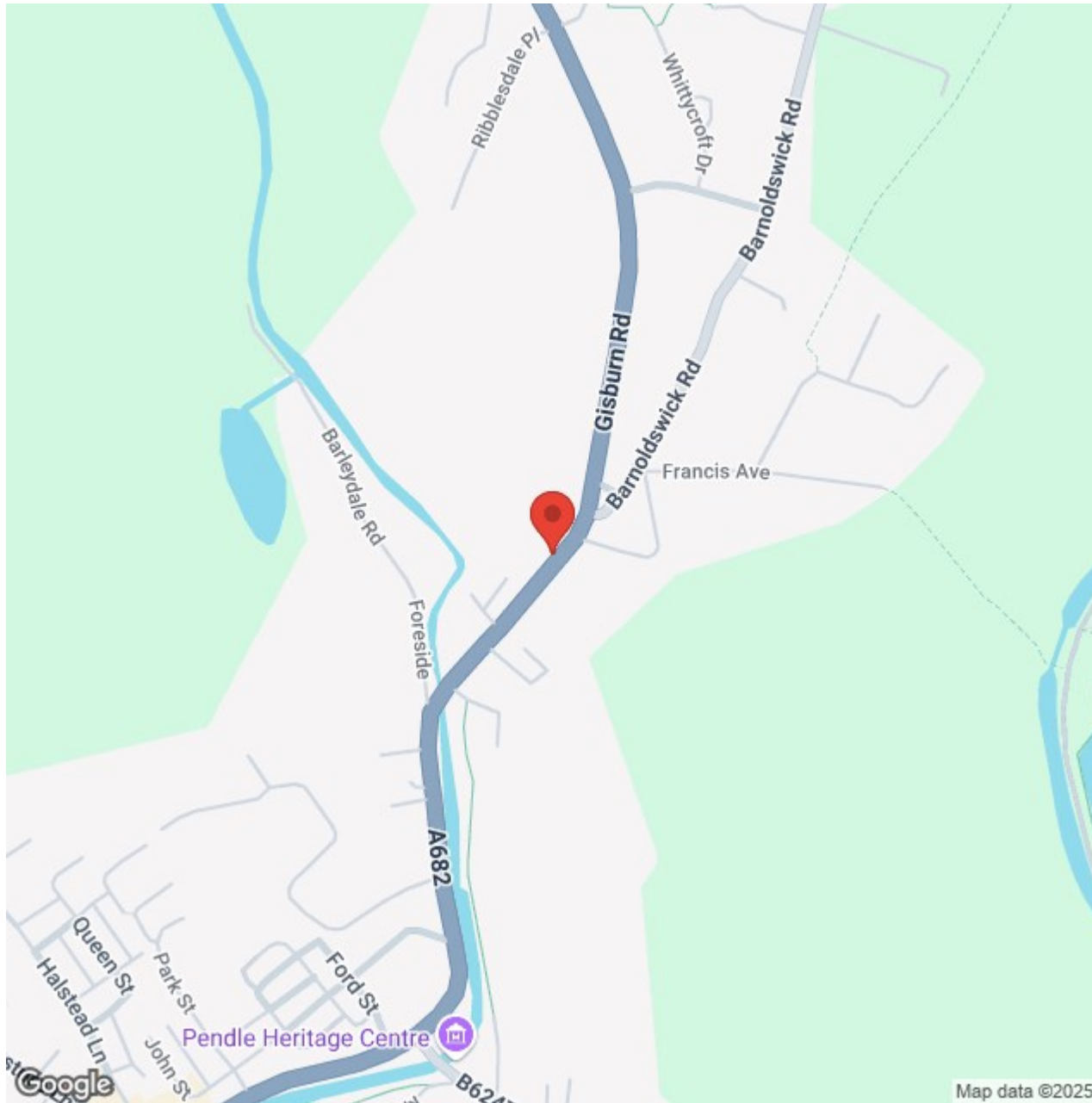
Orchard Cottage, Gisburn Road, Higherford

£1,250 PCM

- Cottage • Two bedrooms • Living room • Dining room • Off road parking • Sought after area

A spectacular cottage located in an ever popular area of Barrowford within close proximity of the M65 motorway networks and local amenities. Comprising of a dining room, living room and kitchen to the ground floor, with TWO double bedrooms to the first floor and a three piece bathroom suite. The property has been tastefully decorated throughout but still has an abundance of traditional features including exposed ceiling beams and feature stone walls. The property also benefits from off road private parking. Early Viewing is advised.







Lancashire

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ENTRANCE

A solid wooden doorway entrance with tiled flooring and cloaks storage.

DINING ROOM 13'10" x 18'8" (4.240m x 5.690m)

With wood effect flooring, under stairs storage, a large uPVC double glazed window unit, exposed wooden ceiling beams and 2x radiators.

LIVING ROOM 20'2" x 10'6" (6.161m x 3.203m)

The family sized living room has a feature cast iron wood burning stove set within a stone fire place, exposed stone walls, traditional wooden ceiling beams and a large uPVC double glazed window unit

KITCHEN 14'11" x 5'0" (4.555m x 1.549m)

With a range of fitted beech coloured wall and base units with contrasting wooden surfaces, an oven with electric hob over and extraction hood, inset Belfast sink. plumbing for a washing machine, space for a fridge freezer, a breakfast bar, part tiled walls, exposed ceiling beams, a

frosted uPVC door to the external and a uPVC double glazed window unit.

FIRST FLOOR \ LANDING

BEDROOM ONE 18'7" x 10'5" (5.679 x 3.20)

The main bedroom has exposed treated wooden flooring and ceiling beams, two radiators, two uPVC double glazed window units and access to the loft.

BEDROOM TWO 12'5" x 13'7" (3.792 x 4.153)

Another double bedroom with an inbuilt storage cupboard, , exposed treated wooden flooring, a uPVC window unit and a radiator.

BATHROOM

A modern three piece bathroom suite with a paneled bath tub and shower over with glass shower screen, exposed wooden flooring, a low level push button W.C., hand basin with storage under, inset frosted uPVC window unit, tiled walls and spot lighting.

PUBLISHING

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OUTSIDE

The property benefits from ample off road private parking to the front with access through a double wooden gate.





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