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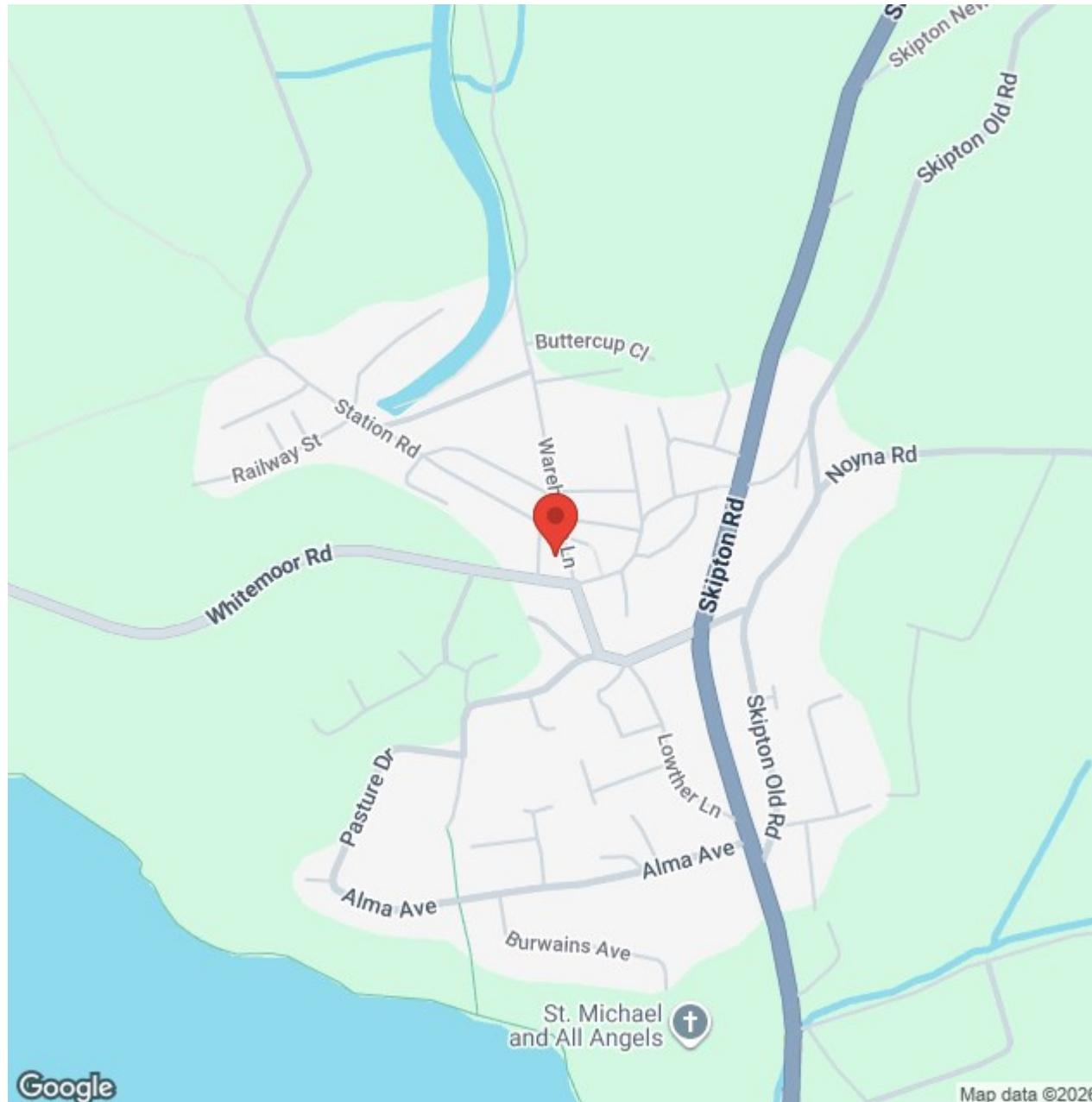
## Warehouse Lane, Foulridge

Offers Over £150,000

- Stylish mid-terrace home arranged over three levels
- Two bedrooms plus a versatile attic room
- Open-plan living room and dining kitchen
- Modern kitchen and contemporary bathroom
- Front seating area and enclosed rear patio
- Popular village location close to amenities and canal walks

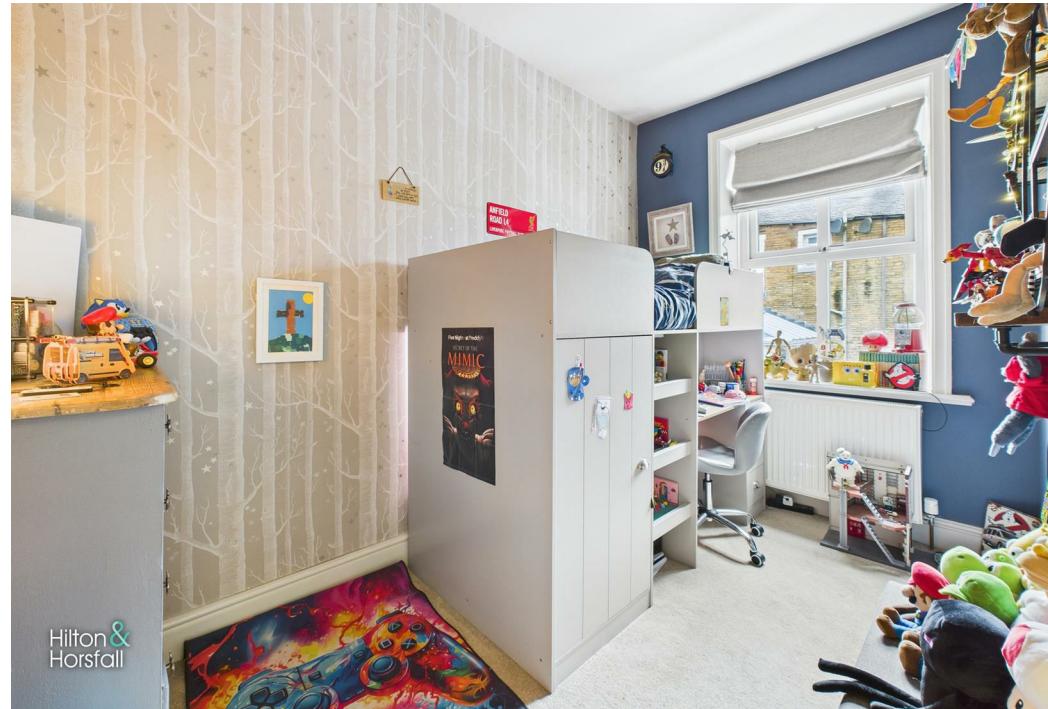
A beautifully presented mid-terrace home offering stylish and deceptively spacious accommodation arranged over three levels, including a superb attic room. The property has been finished to a high standard throughout, combining character features with contemporary design, and benefits from an open-plan living arrangement on the ground floor, creating a warm and welcoming space ideal for modern living. Internally, the accommodation comprises a cosy yet spacious living room with feature fireplace and wood-burning stove, a stylish dining kitchen with access to a useful cellar utility area, two well-proportioned bedrooms to the first floor and a modern family bathroom. Externally, the property enjoys a low-maintenance rear patio area, while being ideally positioned within the heart of Foulridge, close to local amenities, countryside walks and excellent transport links.







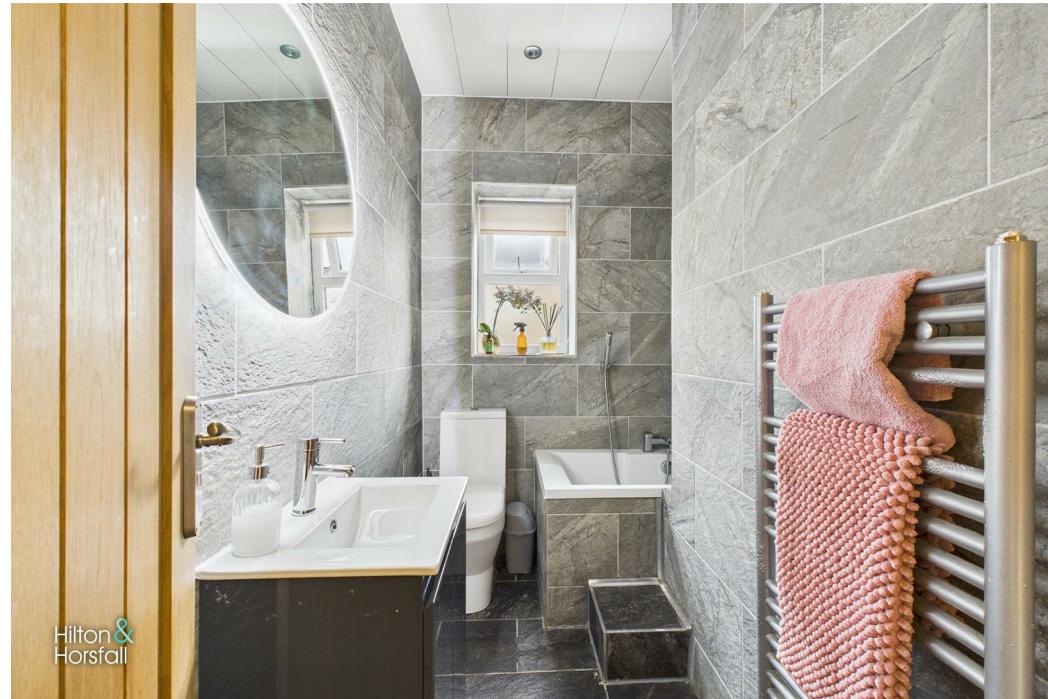
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## Lancashire

A beautifully presented mid-terrace home offering stylish and deceptively spacious accommodation arranged over three levels, including a superb attic room. The property has been finished to a high standard throughout, combining character features with contemporary design, and benefits from an open-plan living arrangement on the ground floor, creating a warm and welcoming space ideal for modern living. Internally, the accommodation comprises a cosy yet spacious living room with feature fireplace and wood-burning stove, a stylish dining kitchen with access to a useful cellar utility area, two well-proportioned bedrooms to the first floor and a modern family bathroom. Externally, the property enjoys a low-maintenance rear patio area, while being ideally positioned within the heart of Foulridge, close to local amenities, countryside walks and excellent transport links.

### GROUND FLOOR

#### LIVING ROOM 13'3" x 13'2" (4.05m x 4.02m)

A beautifully presented and inviting living room, finished with a stylish feature wall incorporating arched alcoves and a charming wood-burning stove set on a stone hearth, creating a real focal point to the room. The space is bright and welcoming, benefitting from a front-facing window and modern décor throughout, complemented by wood-effect flooring. Open-plan access leads seamlessly through to the dining kitchen, enhancing the sense of space and making this an ideal room for both relaxing and entertaining.

#### DINING KITCHEN 11'5" x 11'1" (3.49m x 3.38m)

A stylish and well-appointed dining kitchen, fitted with a contemporary range of shaker-style wall and base units with complementary work surfaces and attractive tiled splashbacks. Integrated appliances include an oven and hob, with space for further appliances, while the layout comfortably accommodates a dining table, making it ideal for everyday family living and entertaining. The room is light and airy, benefitting from a rear-facing window and modern flooring throughout, and enjoys open-plan access to the living room.

#### CELLAR / UTILITY 4'11" x 6'1" (1.52m x 1.86m)

A staircase leads down to a useful lower ground cellar area, currently utilised as a small utility space with plumbing for a washing machine and space for a tumble dryer.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 10'9" x 14'6" (3.30m x 4.42m)

A generous and well-presented double bedroom located to the front of the property, enjoying a pleasant outlook and plenty of natural light via two windows. The room benefits from fitted wardrobes providing excellent storage, along with modern décor and wood-effect flooring, creating a comfortable and stylish principal bedroom.

#### BEDROOM TWO 11'7" x 6'11" (3.55m x 2.12m)

A well-proportioned second bedroom positioned to the rear of the property, offering a pleasant outlook and a quiet setting. Currently utilised as a child's bedroom, the room is versatile and would also suit use as a guest bedroom or home office, with ample space for bedroom furniture and benefiting from natural light via a rear-facing window.

#### BATHROOM 8'4" x 3'10" (2.56m x 1.18m)

A modern and well-appointed bathroom fitted with a contemporary three-piece suite comprising a panelled bath with shower attachment, low-level WC and vanity wash hand basin. The room is finished with stylish tiled walls and flooring, complemented by a heated towel rail, under floor heating and recessed ceiling lighting, and benefits from a rear-facing window providing natural light and ventilation.

### SECOND FLOOR

#### ATTIC ROOM 15'1" x 12'9" (4.62m x 3.91m)

A fantastic additional room accessed via a staircase from the first floor, offering a versatile and characterful space with exposed beams and a roof window providing natural light. Currently used as a bedroom, the room would also be ideal as a home office, hobby room or occasional guest space, making it a valuable addition to the property's overall accommodation.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/warehouse-lane-foulridge>

### LOCATION

Warehouse Lane is a popular and well-established residential setting within the heart of Foulridge, a highly sought-after village known for its scenic surroundings and strong community feel. The property is conveniently positioned within walking distance of local amenities, including shops, a primary school, cafés and public houses, while Foulridge Wharf and the Leeds & Liverpool Canal are also close by, offering beautiful countryside walks and

outdoor leisure opportunities. Excellent transport links are available, with easy access to the M65 motorway network connecting to Burnley, Colne and beyond, making this an ideal location for commuters and those seeking village living with accessibility.

### 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.



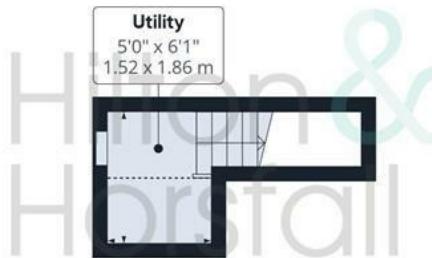
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## OUTSIDE

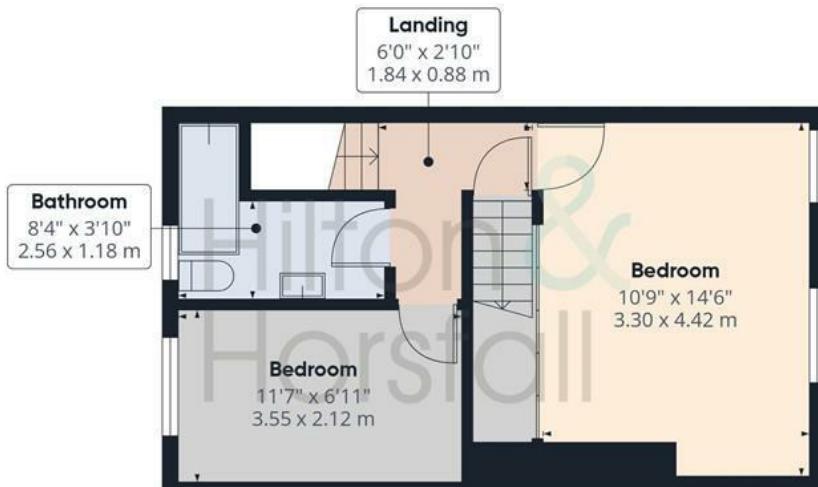
To the front, the property enjoys a charming enclosed seating area, providing a pleasant spot to sit out and enjoy the outlook along this quiet residential lane. To the rear, there is a low-maintenance enclosed patio area, ideal for outdoor seating and entertaining, with gated access. Both outdoor spaces are designed for ease of upkeep while offering practical and enjoyable areas to relax.



Floor -1



Ground Floor



Floor 1



Floor 2

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

881 ft<sup>2</sup>

81.9 m<sup>2</sup>

Reduced headroom

103 ft<sup>2</sup>

9.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.







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