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Real

203 Gisburn Road  
Barrowford  
BB9 6JD



For Sale

£185,000

- Immaculately presented Grade II listed cottage
- Pleasant aspect over the park
- Located with walking distance of amenities
- Spacious lounge
- Modern dining kitchen with appliances

- Two bedroom
- Modern three piece shower room
- Private rear garden
- Ideal for a downsizer
- Early viewing recommended





This immaculately presented Grade II listed stone-built cottage enjoys a prime position overlooking the picturesque Barrowford Park. Brimming with charm and character, the property is ideally situated within walking distance of a range of local amenities, including independent shops, cafes, and a well-regarded primary school. Excellent transport links are close by, with the M65 motorway just a five-minute drive away, offering convenient access to Burnley, Preston, Manchester, and beyond.

Internally, the property showcases a wealth of period features that reflect its historic appeal, including beautiful mullioned windows, exposed stonework, and beamed ceilings. These traditional elements are complemented by tasteful modern touches, creating a stylish yet homely atmosphere. The accommodation is arranged over two floors and is presented in excellent decorative order throughout.

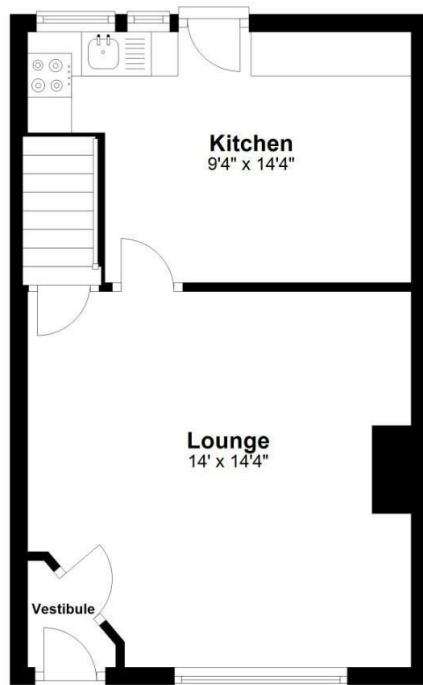
The ground floor comprises a generous lounge with a feature fireplace, perfect for cosy evenings in. To the rear, a luxurious dining kitchen is fitted with a range of contemporary units and integrated appliances, offering ample space for dining and entertaining. Stable door lead directly out to the garden, allowing natural light to flood the space.

Upstairs, the sizeable master bedroom enjoys open views across the park. There is also a second internal bedroom that could serve as a study, nursery, or dressing room, along with a modern three-piece bathroom suite.

Externally, the cottage benefits from a private, fully landscaped rear garden finished with attractive stone flags, providing a low-maintenance yet elegant outdoor retreat. The property also features gas central heating and double glazing.

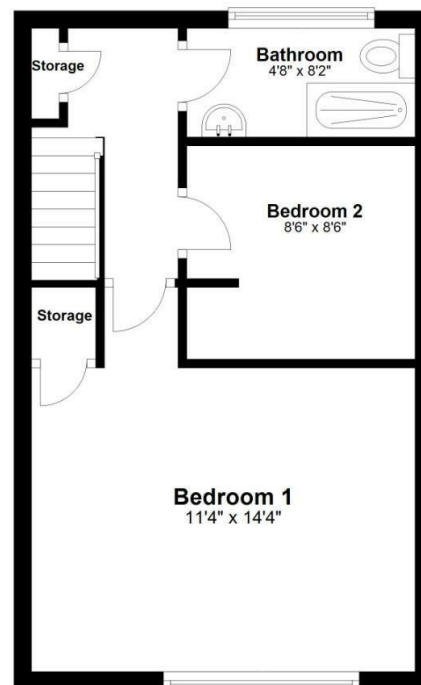
### Ground Floor

Approx. 338.8 sq. feet



### First Floor

Approx. 343.0 sq. feet



Total area: approx. 681.8 sq. feet



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