Hilton & Horsfall


53
Hilton &
Horsfall

BB9 8PL

Dixon Street, Barrowford

Offers In The Region Of £169,950

• Three-bedroom mid-terraced home • Two generous reception rooms • Well-appointed fitted kitchen • Well-presented three-piece bathroom • Enclosed rear yard with gated access • Useful external outbuilding/store • Popular Barrowford location • Offered with no onward chain

A beautifully presented three-bedroom mid-terraced home occupying a convenient position in the popular village of Barrowford and offered to the market with no onward chain. Providing well-proportioned accommodation arranged over two floors, the property combines a light, neutral finish with characterful detailing and two generous reception rooms, making it an appealing choice for a range of buyers. The welcoming entrance hallway leads into a spacious front living room, where a large window provides excellent natural light and a feature fireplace creates an attractive focal point. To the rear is a substantial sitting and dining room offering plenty of flexibility for everyday living and entertaining, again centred around a feature fireplace and enjoying a convenient connection through to the kitchen. The kitchen itself is fitted with a contemporary range of units, complementary work surfaces, built-in oven, gas hob and extractor, together with space and plumbing for a washing machine. To the first floor, a spacious landing provides access to three bedrooms, a useful storage area and a well-presented three-piece bathroom. Bedroom One is a particularly generous principal bedroom positioned to the front, while the second and third bedrooms provide versatile additional accommodation. Externally, the property has a traditional terraced frontage, while to the rear is an enclosed yard with gated access and a useful outbuilding/store. With two reception rooms, three bedrooms, practical outside space and no onward chain, this is a well-proportioned home in an established Barrowford setting.

Hilton & Horsfall

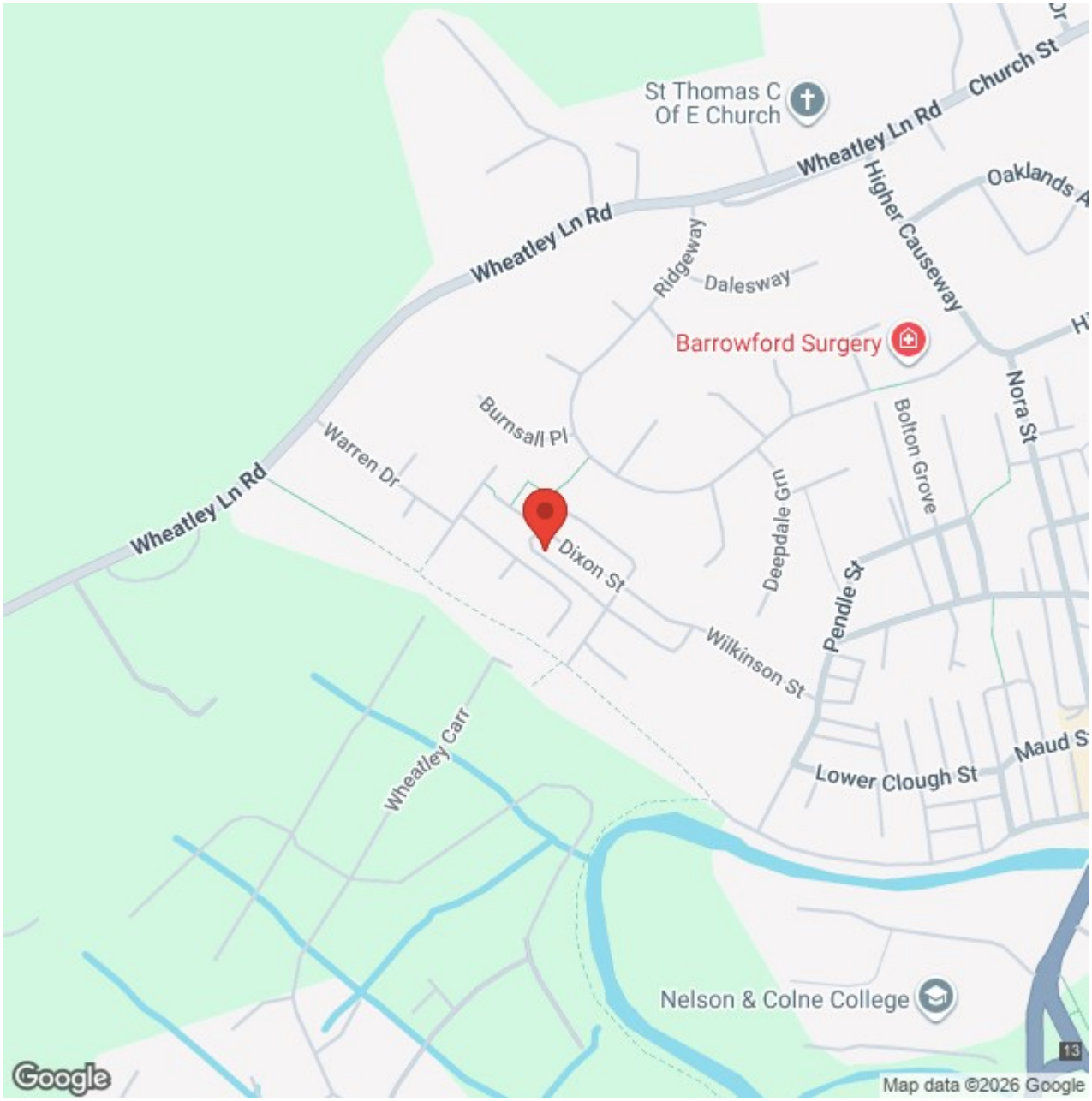
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


St Thomas C
Of E Church
Wheatley Ln Rd
Church St
Wheatley Ln Rd
Higher Causeway
Oaklands A
Ridgeway
Dalesway
Barrowford Surgery
Nora St
Burnsall Pl
Warren Dr
Bolton Grove
Wheatley Ln Rd
Deepdale Grn
Dixon St
Pendle St
Wilkinson St
Wheatley Carr
Lower Clough St
Maud S
Nelson & Colne College
13
Google
Map data ©2026 Google


gery ©2026 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies


Blacko
Higherford
Barley
Roughlee
Colne
owford
WHEATLEY LANE
Fence
Nelson
LITTLE MARSDEN
Southfiel
Catlow
Brierfield
Google
Map data ©2026 Google


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall

BB9 8PL

Lancashire

A beautifully presented three-bedroom mid-terraced home occupying a convenient position in the popular village of Barrowford and offered to the market with no onward chain. Providing well-proportioned accommodation arranged over two floors, the property combines a light, neutral finish with characterful detailing and two generous reception rooms, making it an appealing choice for a range of buyers. The welcoming entrance hallway leads into a spacious front living room, where a large window provides excellent natural light and a feature fireplace creates an attractive focal point. To the rear is a substantial sitting and dining room offering plenty of flexibility for everyday living and entertaining, again centred around a feature fireplace and enjoying a convenient connection through to the kitchen. The kitchen itself is fitted with a contemporary range of units, complementary work surfaces, built-in oven, gas hob and extractor, together with space and plumbing for a washing machine. To the first floor, a spacious landing provides access to three bedrooms, a useful storage area and a well-presented three-piece bathroom. Bedroom One is a particularly generous principal bedroom positioned to the front, while the second and third bedrooms provide versatile additional accommodation. Externally, the property has a traditional terraced frontage, while to the rear is an enclosed yard with gated access and a useful outbuilding/store. With two reception rooms, three bedrooms, practical outside space and no onward chain, this is a well-proportioned home in an established Barrowford setting.

GROUND FLOOR

ENTRANCE HALL
A bright and welcoming entrance hallway finished in light neutral tones, with fitted carpet and attractive traditional-style detailing to the walls and door surrounds. The hallway provides access to the principal ground-floor accommodation, while a staircase rises to the first floor.

LIVING ROOM 11'11" x 13'5" (3.65m x 4.09m)
A generously proportioned and well-presented reception room positioned to the front of the property, with a large window providing plenty of natural light. Characterful details include decorative ceiling cornicing and a ceiling rose, while a feature fireplace provides an attractive focal point. Built-in cupboards offer useful storage and the room is finished with fitted carpet and light neutral décor.

SITTING / DINING ROOM 14'0" x 14'6" (4.29m x 4.43m)
A spacious and versatile second reception room offering excellent proportions for both sitting and dining furniture. The room is finished in light neutral tones with fitted carpet, while a feature fireplace creates an attractive focal point. A large rear-facing window brings in plenty of natural light, with an opening providing a convenient connection through to the kitchen.

KITCHEN 8'11" x 6'10" (2.73m x 2.098m)
A well-appointed fitted kitchen comprising a range of contemporary wall and base units with complementary work surfaces and an inset sink. Appliances include a built-in oven, gas hob and extractor above, with space and plumbing for a washing machine. A rear-facing window provides natural light, while wood-effect herringbone flooring and ceiling track lighting complete the room.

FIRST FLOOR / LANDING
A spacious first-floor landing finished in light neutral tones with fitted carpet and traditional spindle balustrading. The landing provides access to the three bedrooms, bathroom and useful storage area.

STORAGE CUPBOARD 6'5" x 2'8" (1.98m x 0.83m)
A useful first-floor storage area providing practical space for general household belongings.

BEDROOM ONE 13'11" x 10'2" (4.25m x 3.12m)
A generous principal bedroom positioned to the front of the property, offering excellent proportions for a double bed and additional bedroom furniture. The room is finished in light neutral tones with fitted carpet, while a large front-facing window allows plenty of natural light into the space.

BEDROOM TWO 10'7" x 6'11" (3.23m x 2.11m)
A well-proportioned second bedroom positioned to the front of the property, finished in light neutral tones with fitted carpet. A front-facing window provides good natural light, while the room offers space for a bed and additional bedroom furniture.

BEDROOM THREE 9'7" x 6'2" (2.94m x 1.88m)
A useful third bedroom positioned to the rear of the property, finished in light neutral tones with fitted carpet. A rear-facing window provides natural light, while the room offers flexibility for use as a single bedroom, nursery or home office.

BATHROOM 12'1" x 5'0" (3.70m x 1.54m)
A bright and well-presented bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed screen, pedestal wash basin and low-level WC. The room is finished in light neutral tones with tiled walling around the bath, wood-effect flooring and a frosted rear-facing window providing natural light and privacy.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/dixonstbarrowford

LOCATION
Situated on Dixon Street in the popular Pendle village of Barrowford, the property is well placed for the village centre and its varied selection of independent shops and everyday amenities. Barrowford also offers attractive outdoor spaces, including Barrowford Memorial Park and the nearby Pendle Heritage Centre, while Bullholme Playing Fields provide further recreational facilities. The village is conveniently positioned for access to surrounding East Lancashire towns and the M65 motorway network, making it a practical base for those travelling throughout the wider region while retaining the appeal of an established village setting.

PROPERTY PARTICULARS & VERIFICATION
These particulars are intended as a general guide to the property and do not constitute, nor form part of, any offer or contract. They have been prepared from information supplied by the vendor and from observations made during the course of marketing. Unless stated otherwise, they may be issued in draft form pending approval by the vendor. Hilton & Horsfall has not tested any services, systems, appliances, equipment or installations referred to in these particulars and gives no warranty as to their condition, safety or working order. Measurements are approximate and may have been taken electronically; they should not be relied upon for the ordering or placement of furnishings, floor coverings or for any other purpose requiring precise dimensions. Floorplans are provided for layout and identification purposes only and should not be treated as being to scale unless expressly stated. These particulars should be read together with any material information supplied for the property. Prospective purchasers should satisfy themselves, by inspection, survey, legal enquiries and such other investigations as they consider appropriate, as to any matter material to their decision, including the property's condition, tenure, boundaries, rights, restrictions, services, planning or Building Regulations approvals and specification. Items shown in photographs, floorplans or described in the particulars should not be assumed to be included in the sale unless confirmed in writing. Nothing in these particulars is intended to exclude or limit any liability that cannot lawfully be excluded or limited.

DIGITAL IMAGERY, CGI & AI
Certain images used in these particulars or in associated marketing may have been digitally enhanced, edited, decluttered, virtually staged, or created in whole or in part using computer-generated imagery or artificial intelligence. Alterations may include the removal or addition of movable items, personal possessions, vehicles, furniture, furnishings or decorative items, together with illustrative representations of landscaping, surfacing, finishes or proposed works. Such images are provided for illustrative and marketing purposes only and may not be an exact representation of the property's current or finished appearance. Colours, materials, proportions, landscaping, finishes, specification and other details may vary. Any item, finish or feature shown digitally should not be assumed to exist at the property or to be included in the sale unless specifically confirmed in writing. Prospective purchasers should inspect the property and satisfy themselves as to its actual layout, dimensions, condition, specification, boundaries, fixtures, finishes and appearance, and should rely on their own enquiries, survey, legal documentation and any agreed specification or contract documentation before proceeding.

COPYRIGHT & PERMITTED USE
Unless otherwise stated, photographs, floorplans, video, computer-generated imagery, AI-generated imagery, written particulars and other marketing material produced or commissioned by Hilton & Horsfall are protected by copyright and other applicable intellectual property rights. Material may be downloaded, stored or printed for personal, non-commercial use in connection with considering the property. Except where permitted by law, it must not be republished, reproduced, redistributed, altered, sold, licensed, uploaded to another website or online service, or otherwise made available to any third party without the prior written consent of Hilton & Horsfall or the relevant rights holder. Any permitted reproduction must retain any copyright notice or attribution appearing on the original material. www.hilton-horsfall.co.uk


Hilton &
Horsfall



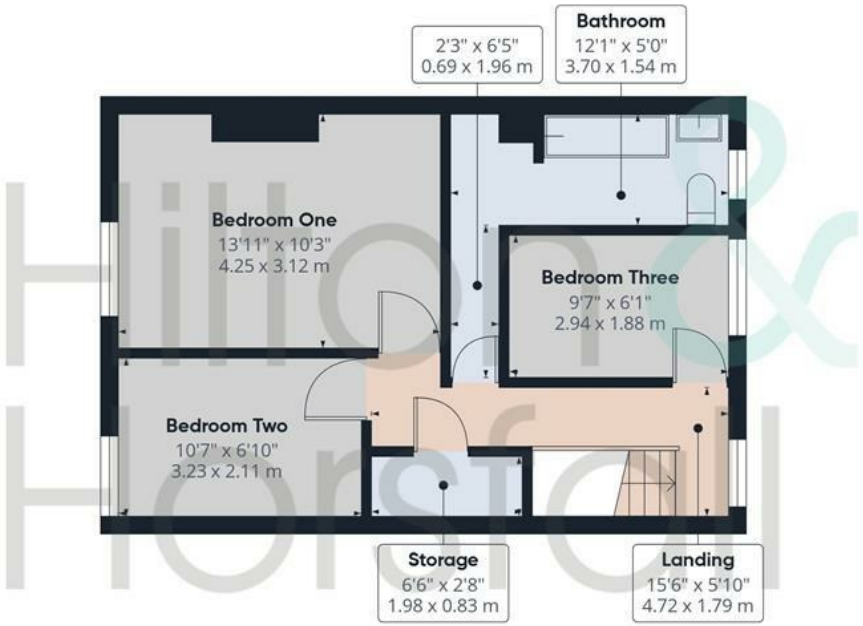
BB9 8PL

OUTSIDE

Externally, the property occupies an established terraced position with a traditional frontage. To the rear is an enclosed paved yard with gated access, providing practical outside space for seating and everyday use. A useful outbuilding/store offers additional external storage.



Ground Floor



Floor 1



Hilton & Horsfall

Approximate total area(1)

922 ft²

85.8 m²

(1) Excluding balconies and terraces

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


Hilton &
Horsfall



Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024