

Because life is

PettyTM
Real

263 Gisburn Road
Barrowford
BB9 6AH



For Sale

Price £145,000

- Located on popular Gisburn Road in Barrowford
- Formed from two traditional cottages knocked into one
- Spacious lounge with cosy cottage character
- Dining kitchen ideal for family meals or entertaining
- Three bedrooms

- Three-piece bathroom with scope to update
- Useful small cellar for storage
- Additional outdoor store to the rear
- No private garden or outdoor space
- Low-maintenance home close to shops and amenities



Situated on Gisburn Road in the desirable village of Barrowford, this unique property has been created from the fusion of two traditional cottages into one generously proportioned home. Retaining character while offering far more space than a typical terrace, it is an ideal choice for buyers seeking charm, individuality and practicality without the maintenance of outdoor grounds.

The ground floor features a welcoming lounge, perfectly positioned for relaxing evenings, with the cosy cottage feel still evident in its layout. A spacious dining kitchen serves as the heart of the home, offering ample room for family meals and entertaining, with flexibility for future upgrades to suit personal taste.

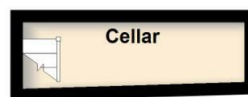
The first floor hosts three bedrooms, each offering versatility for guests, children, home working or hobbies. A three-piece bathroom completes the accommodation, presented in a usable condition with scope for modernisation if desired.

Additional storage is provided via a useful small cellar, ideal for keeping household items neatly tucked away, while an external store adds further practicality.

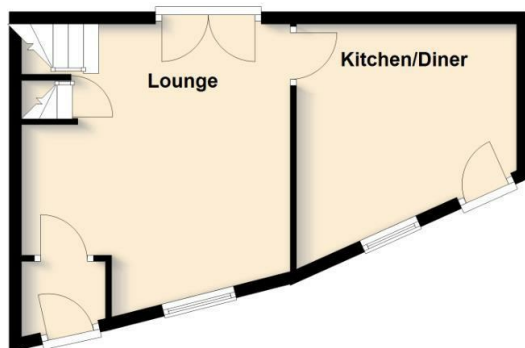
Please note there is no private outdoor space, making this property perfectly suited to buyers seeking an easy-to-manage home in a superb central location, just a short stroll from Barrowford's shops, cafés and transport connections.

There is potential to pay for a parking space in the car park across the road from the property for a yearly charge.

Basement



Ground Floor



First Floor



Total area: approx. 68.8 sq. metres (740.7 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 615900
Barrowford.sales@pettyreal.co.uk

www.pettyreal.co.uk