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FOR SALE
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# Holme Street, Barrowford, Nelson
# Offers In The Region Of £134,950

• Stone-Built Mid-Terrace • Two Well-Proportioned Bedrooms • Spacious Dining Kitchen / Sitting Room • Separate Utility Room • Enclosed Rear Yard • No Onward Chain

An excellent opportunity to acquire this spacious stone-built mid-terrace home, offered to the market with no onward chain. Situated in the sought-after village of Barrowford, the property offers well-proportioned accommodation throughout and would make an ideal purchase for first-time buyers, downsizers or buy-to-let investors. The accommodation briefly comprises an entrance porch leading into a generous living room with a feature gas fireplace, a spacious dining kitchen offering ample room for dining and seating, and a separate utility room providing additional storage and workspace. To the first floor are two well-proportioned bedrooms and a spacious three-piece bathroom. Externally, the property enjoys a low-maintenance forecourt to the front and a private enclosed paved yard to the rear with gated access. Conveniently positioned within walking distance of Barrowford's excellent selection of shops, cafés, restaurants and local amenities, as well as providing easy access to the M65 motorway network and neighbouring towns, this is a property not to be missed. Early viewing is highly recommended.

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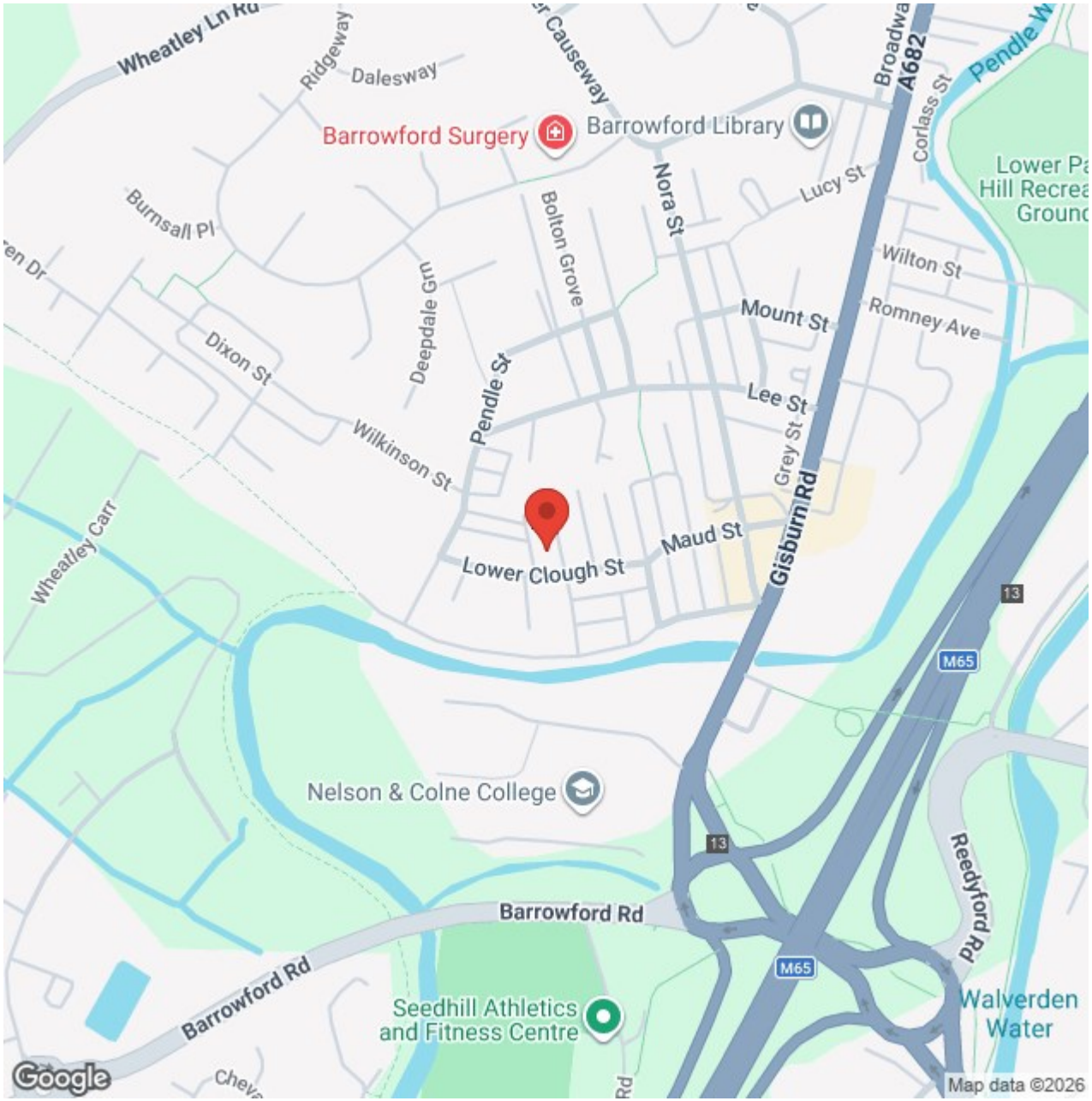
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Ridgeway
Dalesway
Causeway
Barrowford Surgery
Barrowford Library
Broadway
A682
Corlass St
Pendle W
Lower Pa
Hill Recrea
Ground
Burnsall Pl
Bolton Grove
Nora St
Lucy St
Wilton St
Deepdale Grn
Mount St
Romney Ave
Dixon St
Pendle St
Lee St
Wilkinson St
Grey St
Gisburn Rd
Wheatley Carr
Lower Clough St
Maud St
13
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# Lancashire

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## GROUND FLOOR

### ENTRANCE PORCH

### LIVING ROOM 14'4" x 11'8" (4.39m x 3.58m)

A spacious and inviting living room positioned to the front of the property, accessed via the entrance porch. A large front-facing window allows plenty of natural light to flood the room, while the attractive feature fireplace with a marble-effect surround and inset living flame gas fire creates a charming focal point. Offering ample space for a range of furniture, this comfortable reception room provides an ideal setting for relaxing or entertaining.

### DINING KITCHEN / SITTING ROOM 14'3" x 13'3" (4.36m x 4.04m)

A spacious and versatile dining kitchen positioned to the rear of the property, offering plenty of room for both dining and informal seating furniture. The kitchen is fitted with a range of cream wall and base units, complementary work surfaces, tiled splashbacks, an inset sink and drainer, integrated oven and a gas hob. A large rear-facing window provides good natural light, while a doorway leads through to the rear porch. The generous proportions make this a practical and sociable space for everyday living and entertaining.

### UTILITY ROOM 6'10" x 8'4" (2.09m x 2.55m)

A useful utility room positioned to the rear of the property, fitted with a range of wall and base units, complementary work surfaces and tiled splashbacks. There is space for a fridge freezer and tumble dryer, while the wall-mounted boiler is also housed within the room. A rear-facing window provides natural light, and the room offers practical additional storage alongside the main dining kitchen.

## FIRST FLOOR / LANDING

### BEDROOM ONE 14'5" x 11'8" (4.41m x 3.57m)

A generously sized double bedroom positioned to the front of the property, benefiting from a large window which provides plenty of natural light. The room offers ample space for a double bed and a range of freestanding bedroom furniture.

### BEDROOM TWO 7'1" x 13'5" (2.16m x 4.09m)

A well-proportioned second bedroom positioned to the rear of the property, enjoying a pleasant outlook and an abundance of natural light through the rear-facing window. Offering space for a bed and additional bedroom furniture, this versatile room would make an ideal guest bedroom, child's room or home office.

### BATHROOM 10'3" x 5'9" (3.13m x 1.77m)

A spacious three-piece bathroom positioned to the rear of the property, fitted with a panelled bath, pedestal wash basin and low-level WC. The room features partial wall tiling, a rear-facing window providing natural light and ventilation, and a useful built-in storage cupboard.

### 360 DEGREE VIRTUAL TOUR

https://tour.giraffe360.com/holme-st-barrowford

### LOCATION

Situated on Holme Street in the heart of the ever-popular village of Barrowford, this property enjoys a convenient location within walking distance of a wide range of local amenities including independent shops, cafés, restaurants and supermarkets. Excellent transport links are close by, with easy access to neighbouring towns such as Nelson, Colne and Burnley, while the nearby M65 motorway network is ideal for commuters. Scenic walks along the Leeds and Liverpool Canal and into the surrounding Pendle countryside are also within easy reach, making this a fantastic location for a variety of buyers.


### PUBLISHING

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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. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.

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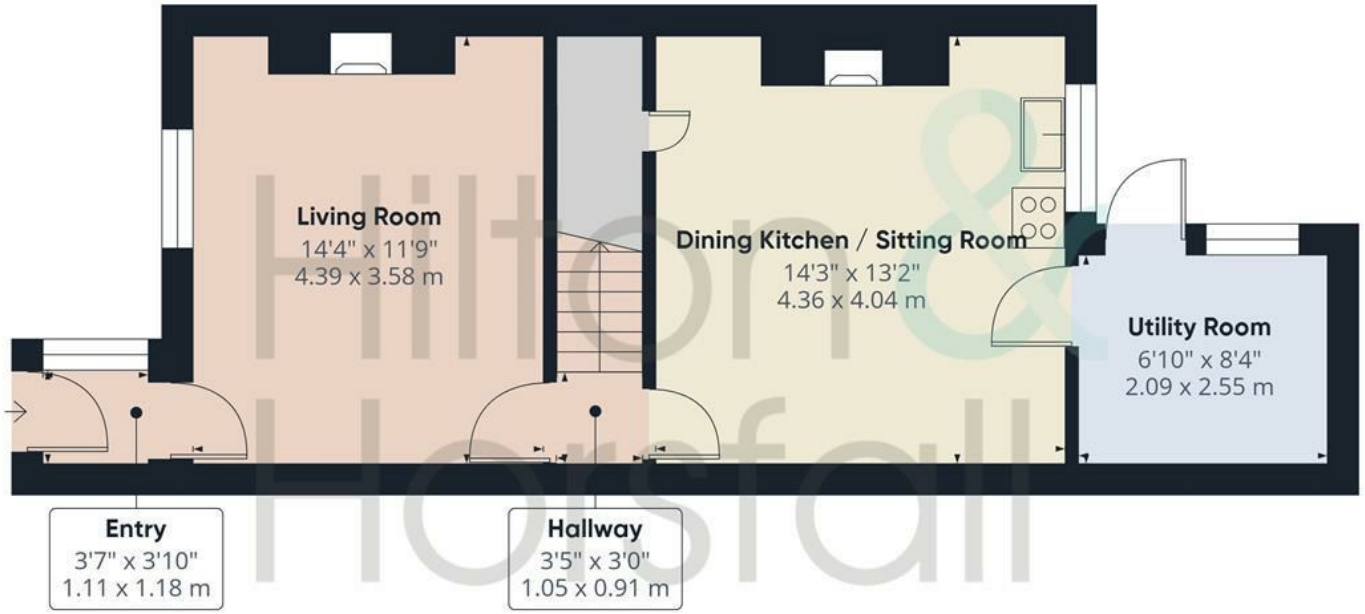
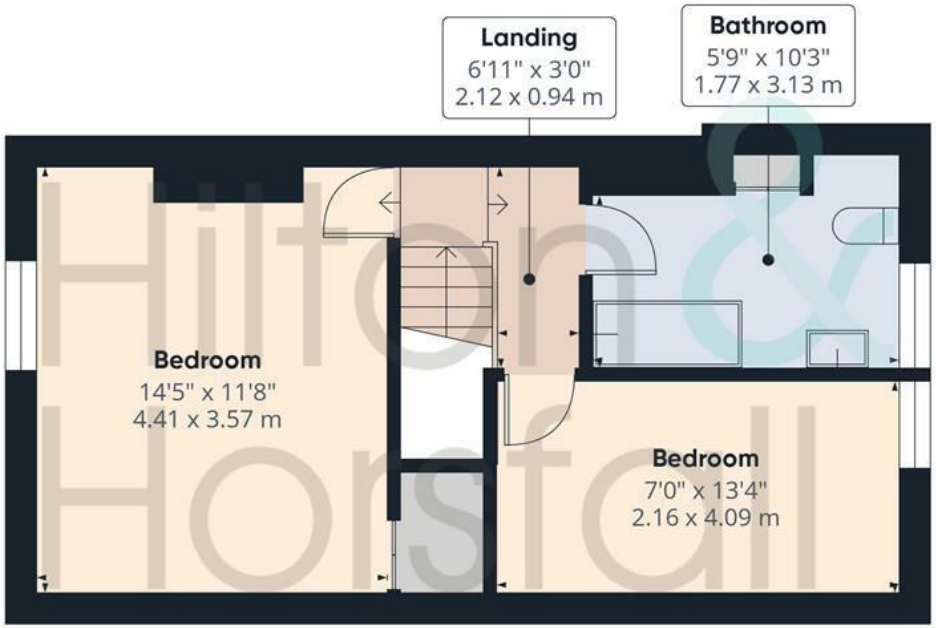
# OUTSIDE

Externally, the property benefits from a low-maintenance forecourt to the front, enclosed by a stone wall and providing an attractive approach to the home. To the rear is a private enclosed paved yard, offering a pleasant outdoor seating area with gated access to the rear alley, making it ideal for relaxing outdoors or for ease of access.




Ground Floor



Floor 1

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**Approximate total area**(1)

828 ft²

77 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.

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