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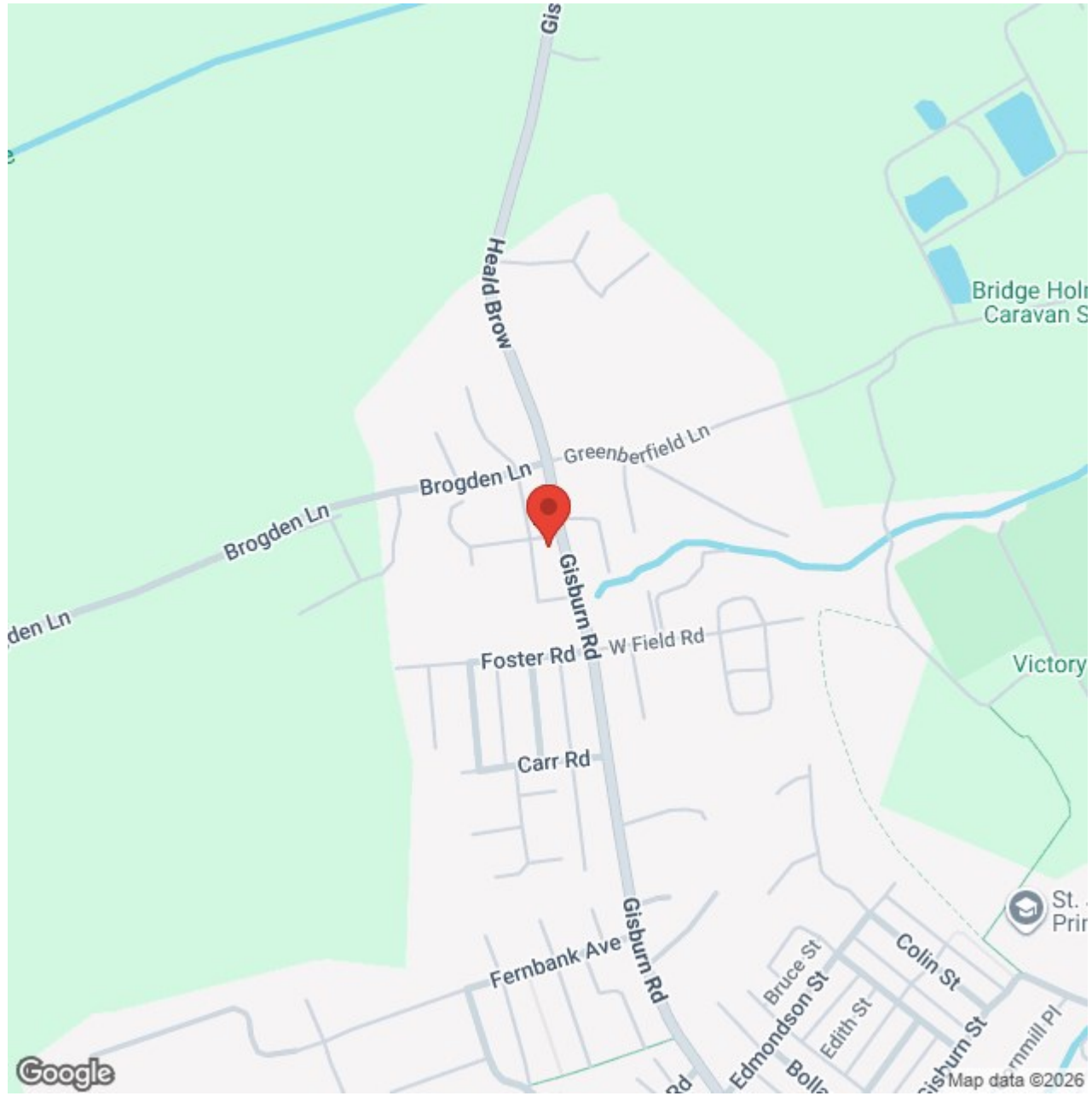
BB18 5LG

## Gisburn Road, Barnoldswick Offers In The Region Of £299,950

- Beautifully presented semi detached home
- Three well proportioned bedrooms
- Spacious bay fronted living room with multi fuel stove
- Two reception rooms plus additional playroom/snug
- Detached garage with power and lighting
- Enclosed low maintenance rear yard ideal for entertaining

A beautifully presented and deceptively spacious three bedroom semi detached home situated in a highly desirable position along Gisburn Road in Barnoldswick. This stylish family home offers well proportioned living accommodation throughout comprising of a welcoming entrance hallway, spacious bay fronted living room with multi fuel stove, generous dining room, versatile playroom/snug and a well presented fitted kitchen. To the first floor are three well proportioned bedrooms together with a modern three piece bathroom suite. Externally the property boasts attractive forecourt gardens to the front together with an enclosed low maintenance flagged rear yard ideal for outside entertaining. The property also benefits from a detached garage with power and lighting. Located within close proximity to local amenities, schools, transport links and scenic countryside walks, this is an ideal home for growing families and early viewing is highly recommended.







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## Lancashire

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### GROUND FLOOR

#### **ENTRANCE HALL 5'5" x 13'8" (1.67m x 4.19m)**

A welcoming entrance hallway having stylish tiled flooring, contemporary décor and a staircase leading to the first floor. The space benefits from attractive stained glass detailing surrounding the front entrance door, adding character and charm, whilst providing access through to the ground floor living accommodation.

#### **LIVING ROOM 12'10" x 13'1" (3.93m x 3.99m)**

A beautifully presented and generously proportioned living room having a large bay-fronted window allowing for an abundance of natural light. The room benefits from stylish décor, quality flooring and an attractive multi fuel stove set within a feature fireplace creating a warm and cosy focal point. With ample space for furniture and a welcoming atmosphere throughout, this room offers the perfect setting for relaxing and entertaining alike.

#### **DINING ROOM 12'3" x 12'2" (3.75m x 3.71m)**

A spacious and stylish dining room offering ample space for a large family dining table and chairs, ideal for both everyday living and entertaining guests. The room benefits from contemporary décor, quality flooring and sliding patio doors leading through to the playroom / conservatory, allowing for plenty of natural light. A feature chimney breast adds character to the space, creating a warm and inviting atmosphere throughout.

#### **PLAYROOM 8'9" x 5'9" (2.69m x 1.77m)**

A versatile additional reception room currently utilised as a playroom, offering excellent flexibility to suit a variety of needs including a snug, home office or hobby room. Benefitting from large glazed windows allowing for plenty of natural light, the space enjoys a pleasant outlook over the rear yard and provides a useful extension to the ground floor living accommodation.

#### **KITCHEN 8'8" x 20'1" (2.66m x 6.14m)**

A well presented fitted kitchen offering a range of matching wall and base units with contrasting working surfaces and tiled splashbacks. The room benefits from ample preparation space, plumbing for appliances, inset sink with mixer tap and space for a cooker and American style fridge freezer. A large window allows for plenty of natural light while the rear access door leads out to the enclosed yard, making this an ideal practical family kitchen.

### **FIRST FLOOR / LANDING**

A bright and well presented first floor landing providing access to all three bedrooms and the family bathroom. The landing benefits from a window allowing for natural light together with attractive décor and fitted carpeting throughout.

#### **BEDROOM ONE 11'3" x 14'3" (3.44m x 4.36m)**

A spacious and beautifully presented double bedroom positioned to the front of the property, offering ample space for a king sized bed and additional bedroom furniture. The room benefits from large windows allowing for plenty of natural light, neutral décor and fitted wardrobes providing useful storage whilst maintaining a bright and airy feel throughout.

#### **BEDROOM TWO 11'5" x 11'1" (3.50m x 3.40m)**

A generously sized second double bedroom positioned to the rear of the property, having a large window allowing for plenty of natural light. The room offers ample space for bedroom furniture and would make an ideal guest room, children's bedroom or home office if required. Finished with neutral décor and fitted carpeting, this is a bright and comfortable room throughout.

#### **BEDROOM THREE 6'11" x 8'9" (2.12m x 2.69m)**

A well presented third bedroom having a window allowing for natural light and pleasant outlooks. Currently utilised as a child's bedroom, the room would also make an ideal nursery, dressing room or home office depending on individual requirements. Finished with neutral décor and fitted carpeting throughout.

#### **BATHROOM 6'4" x 7'9" (1.94m x 2.38m)**

A modern and well presented three piece bathroom suite comprising of a low level wc, pedestal wash basin and panelled bath with shower over and glazed shower screen. The room benefits from fully tiled walls, recessed spotlighting, heated towel radiator and a frosted window allowing for natural light whilst maintaining privacy.

#### **DETACHED GARAGE 16'0" x 8'11" (4.88m x 2.74m)**

A useful detached garage benefitting from power and lighting, providing excellent additional storage or secure off road parking. The space could also lend itself to a workshop, hobby area or general utility use depending on individual requirements.

### **360 DEGREE VIRTUAL TOUR**

<https://tour.giraffe360.com/gisburndbarnoldswick>

### **LOCATION**

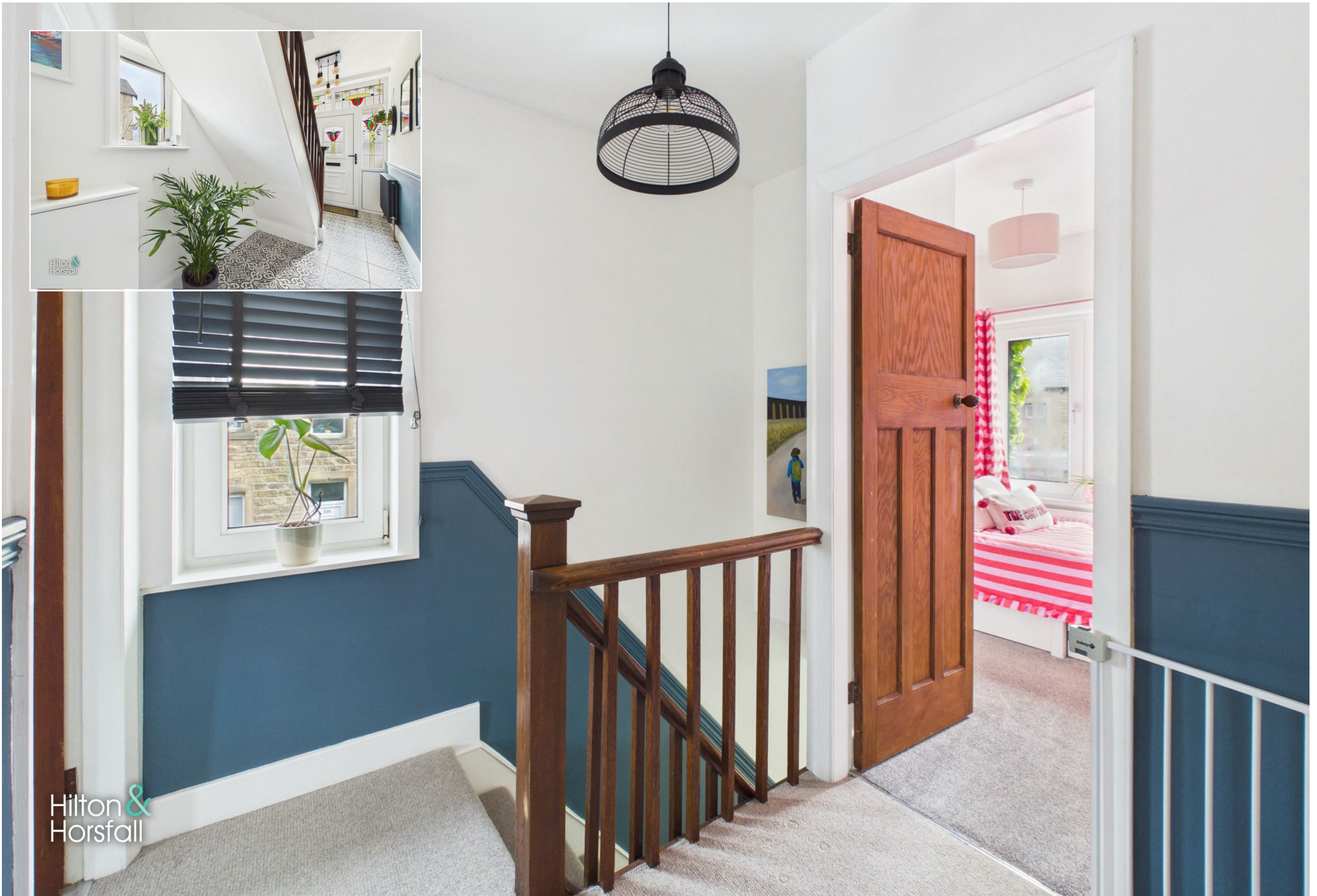
Situated along the ever popular Gisburn Road in Barnoldswick, this property occupies a convenient position within close proximity to a wide range of local amenities, shops, cafés and well regarded schools. Barnoldswick town centre is only a short distance away and offers an excellent selection of independent retailers, supermarkets and everyday conveniences. The property is also well placed for access toward Skipton, Colne and the surrounding countryside, making it ideal for commuters and those who enjoy outdoor pursuits. Nearby parks, scenic walks and local beauty spots further enhance the appeal of this desirable residential location.

### **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.



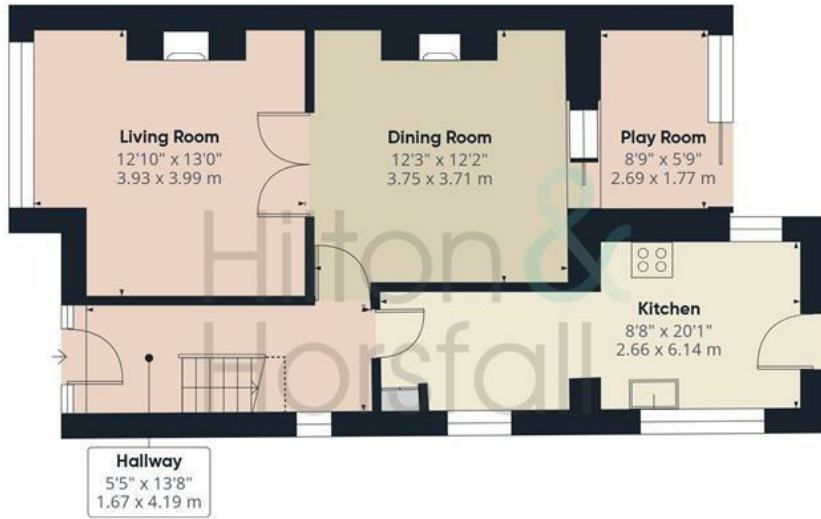
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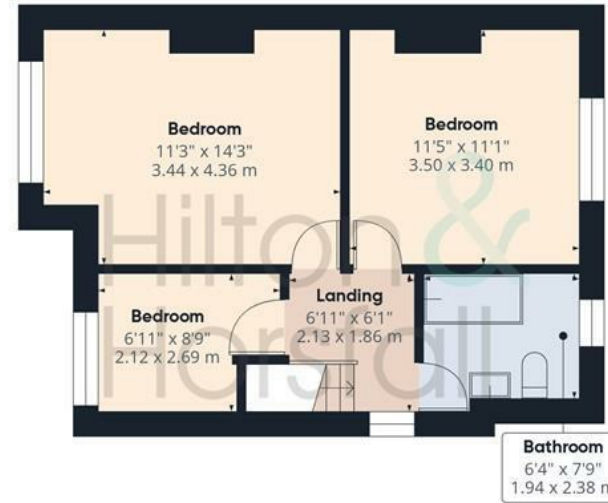
## OUTSIDE

Externally to the front elevation is a low maintenance forecourt garden with mature planting and wrought iron fencing adding to the property's attractive kerb appeal. To the side of the property is a flagged pathway providing access through to the rear. To the rear is an enclosed, low maintenance flagged yard offering an excellent space for outdoor seating and entertaining. The yard benefits from raised timber fencing providing a good degree of privacy together with access to the detached garage which benefits from power and lighting.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1146 ft<sup>2</sup>

106.5 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>

1 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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