





Hilton & Horsfall

BB8 7LB

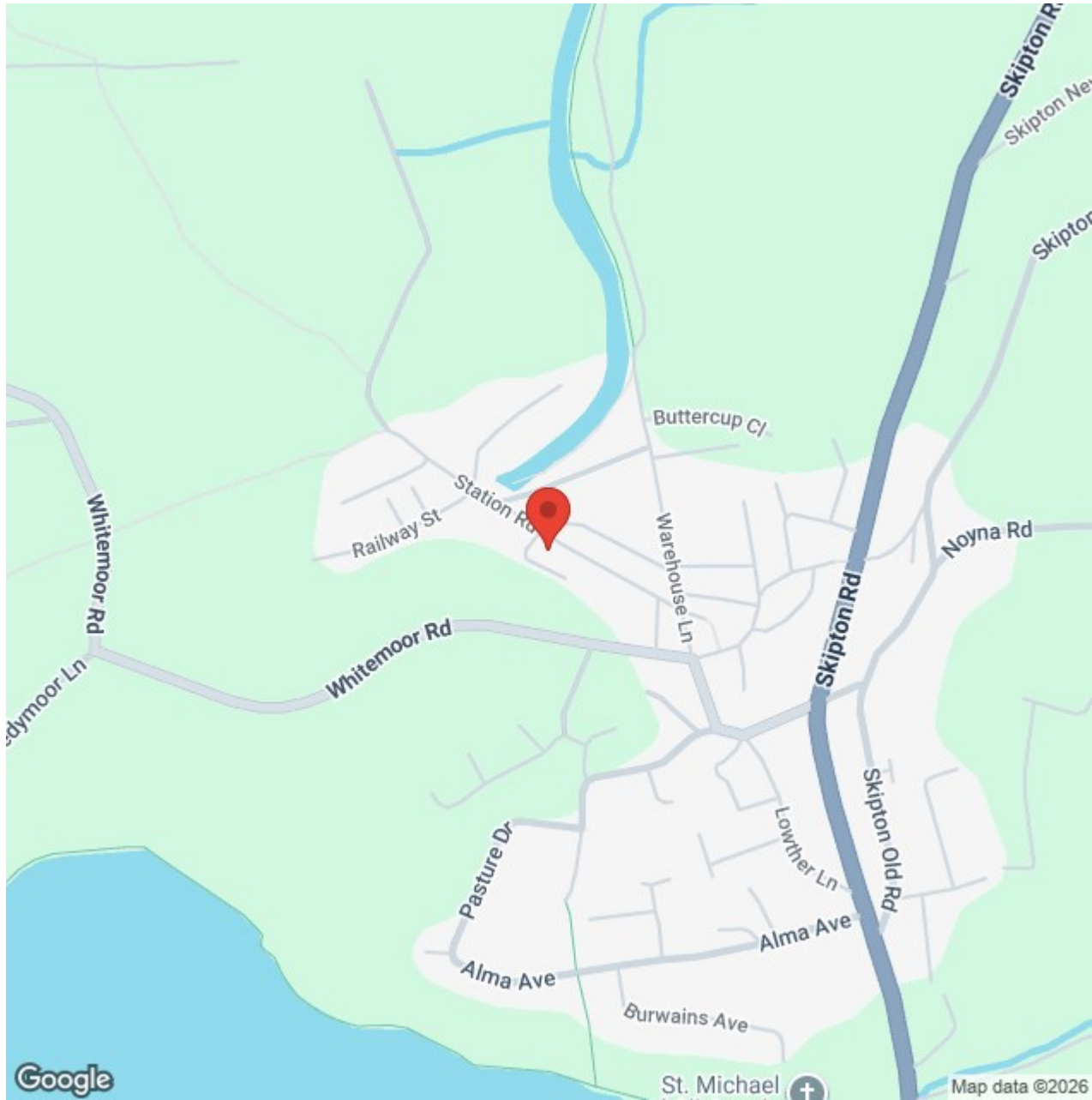
## Station Road, Foulridge

£172,500

- Stone-built mid-terrace property
- Two reception rooms and modern fitted kitchen
- Two bedrooms plus versatile attic room
- Cellar providing useful storage space
- Rear yard and separate garden (not included in the sale)

This well-presented stone-built mid-terrace property offers spacious and versatile accommodation arranged over four floors, including two reception rooms, a modern fitted kitchen, two bedrooms, a family bathroom, a useful cellar for storage and a versatile attic room. The property has been well maintained throughout and features neutral décor, making it suitable for a range of buyers including first-time purchasers and downsizers alike. Externally, there is a rear yard along with a separate garden area to the rear which is not included within the sale; however, we understand it is held under a peppercorn annual rent arrangement which may be potentially transferable to an incoming purchaser, subject to the relevant consents.







## Lancashire

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### GROUND FLOOR

#### **SITTING ROOM 11'10" x 14'9" (3.62m x 4.50m)**

Situated to the front of the property, the sitting room is a welcoming and well-proportioned space featuring wood-effect flooring, neutral décor with feature wall accents and a focal fireplace with inset electric fire, creating a warm and comfortable area ideal for everyday living.

#### **INNER HALL**

With a staircase leading to the first floor.

#### **LIVING ROOM 13'10" x 14'7" (4.24m x 4.46m)**

Located to the rear of the property, the living room is a spacious and comfortable reception room featuring wood-effect flooring, neutral décor with feature wallpapered sections and a focal fireplace with inset electric fire, with access leading down to the cellar providing useful storage space.

#### **KITCHEN 18'2" x 8'0" (5.55m x 2.44m)**

Positioned to the rear of the property, the kitchen is fitted with a range of modern wall and base units with complementary work surfaces, integrated appliances, wood-effect flooring and inset ceiling spotlights, with a skylight and rear window providing excellent natural light and access to the rear yard.

#### **CELLAR 14'9" x 14'8" (4.50m x 4.48m)**

Accessed from the living room, the cellar provides a useful and practical storage space, ideal for household items, equipment or general overflow storage.

#### **FIRST FLOOR / LANDING**

With access to all first floor rooms and a staircase leading to the attic.

#### **BEDROOM ONE 11'10" x 14'8" (3.63m x 4.48m)**

Situated to the front of the property, the main bedroom is a generous double room featuring neutral décor, fitted wardrobes, soft carpeted flooring and a large window allowing plenty of natural light.

#### **BEDROOM TWO 11'3" x 7'3" (3.45m x 2.22m)**

Positioned to the rear of the property, the second bedroom is a well-proportioned room featuring neutral décor, carpeted flooring and a rear window providing pleasant outlooks and natural light, making it ideal as a guest room, child's bedroom or home office.

#### **BATHROOM 11'3" x 7'0" (3.43m x 2.14m)**

Positioned to the rear of the property, the bathroom is fitted with a modern three-piece suite comprising a panelled bath, separate shower enclosure, low-level WC and pedestal wash basin, finished with tiled walls, wood-effect flooring and a frosted window providing natural light.

### SECOND FLOOR

#### **ATTIC ROOM 13'0" x 13'6" (3.98m x 4.12m)**

Accessed via a staircase from the first-floor landing, the attic room provides a useful and versatile space featuring a Velux-style roof window for natural light, sloping ceilings and storage areas, making it ideal for use as a home office, hobby room or occasional use space.

#### **LOCATION**

Situated on Station Road in the popular village of Foulridge, the property is conveniently located close to a range of local amenities, including shops, schools and transport links, with Foulridge Canal, countryside walks and commuter

routes easily accessible, making it well placed for both everyday living and travel to surrounding towns.

#### **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.

#### **PUBLISHING**

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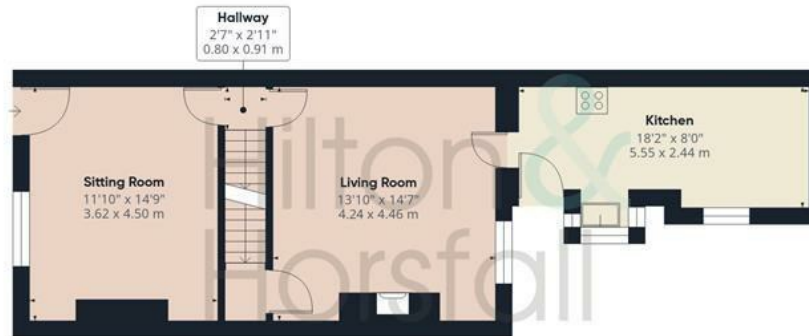
## OUTSIDE

To the rear of the property there is an enclosed yard providing outdoor space, along with a separate garden area to the rear which is not included within the sale; however, we understand this is held under a peppercorn annual rent arrangement which may be transferable to an incoming purchaser, subject to the relevant consents.





Floor -1



Ground Floor



Floor 1



Floor 2

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

1280 ft<sup>2</sup>

118.9 m<sup>2</sup>

Reduced headroom

20 ft<sup>2</sup>

1.9 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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