



13 Dixon Street

Barrowford, Nelson

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Two bedrooms plus a spacious attic room
- Gas central heating throughout
- Characterful log-burning stove within the main living area
- Property rewired approximately four years ago
- Leasehold tenure dated 16 December 1892, with a term of 990 years from 1 April 1891
- Original rent of £9 7s 9d, informally apportioned as to £1
- Private Garden to the rear
- Stone Built
- Gorgeous Decor



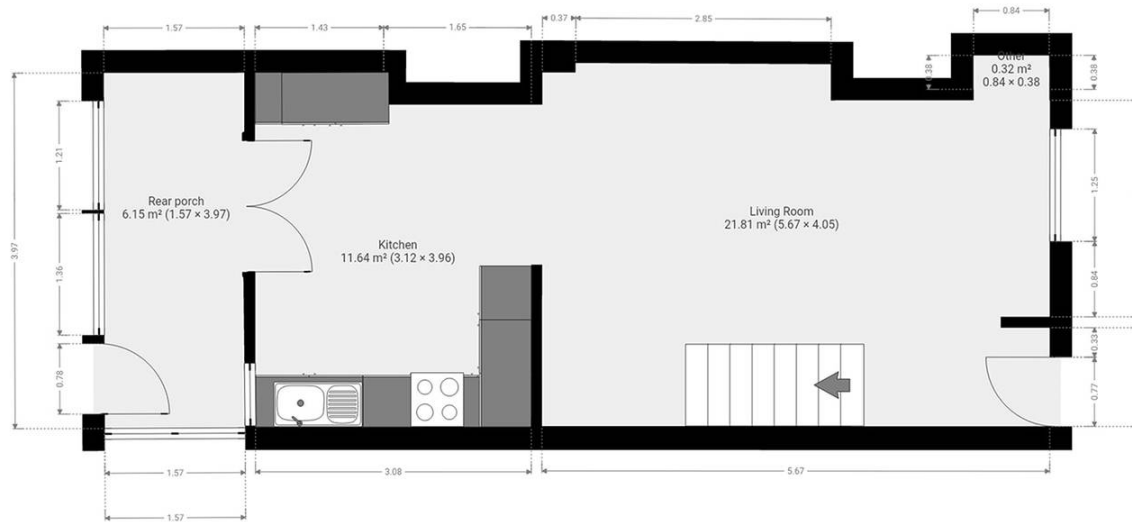
Property Description

The ground floor features a generous open-plan living, dining and kitchen space, creating a sociable heart to the home, complete with a feature log-burning stove, modern fitted kitchen and a useful rear porch providing access outside. Upstairs are two well-proportioned bedrooms and a stylish fully tiled bathroom with bath and overhead shower. A further staircase leads to a substantial attic room, extending to approximately 23.21 sq m, providing an excellent versatile space for a home office, hobby room or additional occasional accommodation. Character details, including exposed brickwork and beams, sit comfortably alongside modern décor, fitted storage and contemporary finishes throughout.









Total Property Area: approx - 98.76 Sq Meters (1,063 Sq Feet)

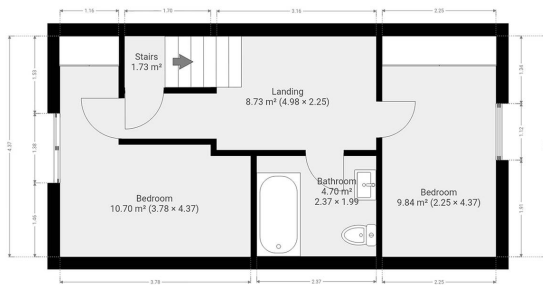
This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.

GARDEN

The rear garden is a real extension of the home, offering a surprisingly generous and private outdoor space with plenty of room for both relaxing and entertaining. Directly from the rear porch is a raised seating area, ideal for morning coffee or evening drinks, before stepping down into the main garden. The space has been designed with low maintenance in mind, combining artificial lawn with paved patio areas, giving plenty of room for outdoor furniture, barbecues and planters. Timber fencing provides a good degree of privacy, while established planting and greenery soften the space and add character. There is also gated access from the rear, making the garden practical as well as attractive. With several distinct seating and usable zones, it is an easy garden to enjoy throughout the year and works particularly well for buyers wanting outdoor space without the upkeep of a large traditional lawn.

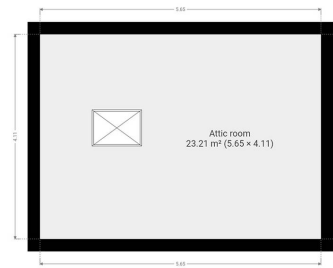
ON STREET

1 Parking Space



Total Property Area: approx - 98.76 Sq Meters (1,063 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



Total Property Area: approx - 98.76 Sq Meters (1,063 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



BRITISH
PROPERTY
AWARDS

2025
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BURNLEY



BRITISH
PROPERTY
AWARDS

2025
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORTH WEST
(CUMBRIA & LANCASHIRE)

**FARDELLA
& BELL**

Fardella & Bell Estate Agents

143 Burnley Road,, Padiham – BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

