



Hilton &
Horsfall

BB9 6HH

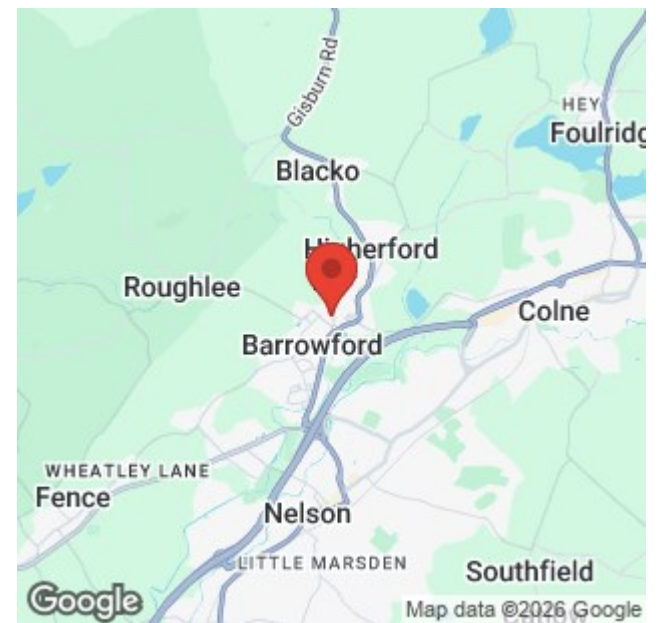
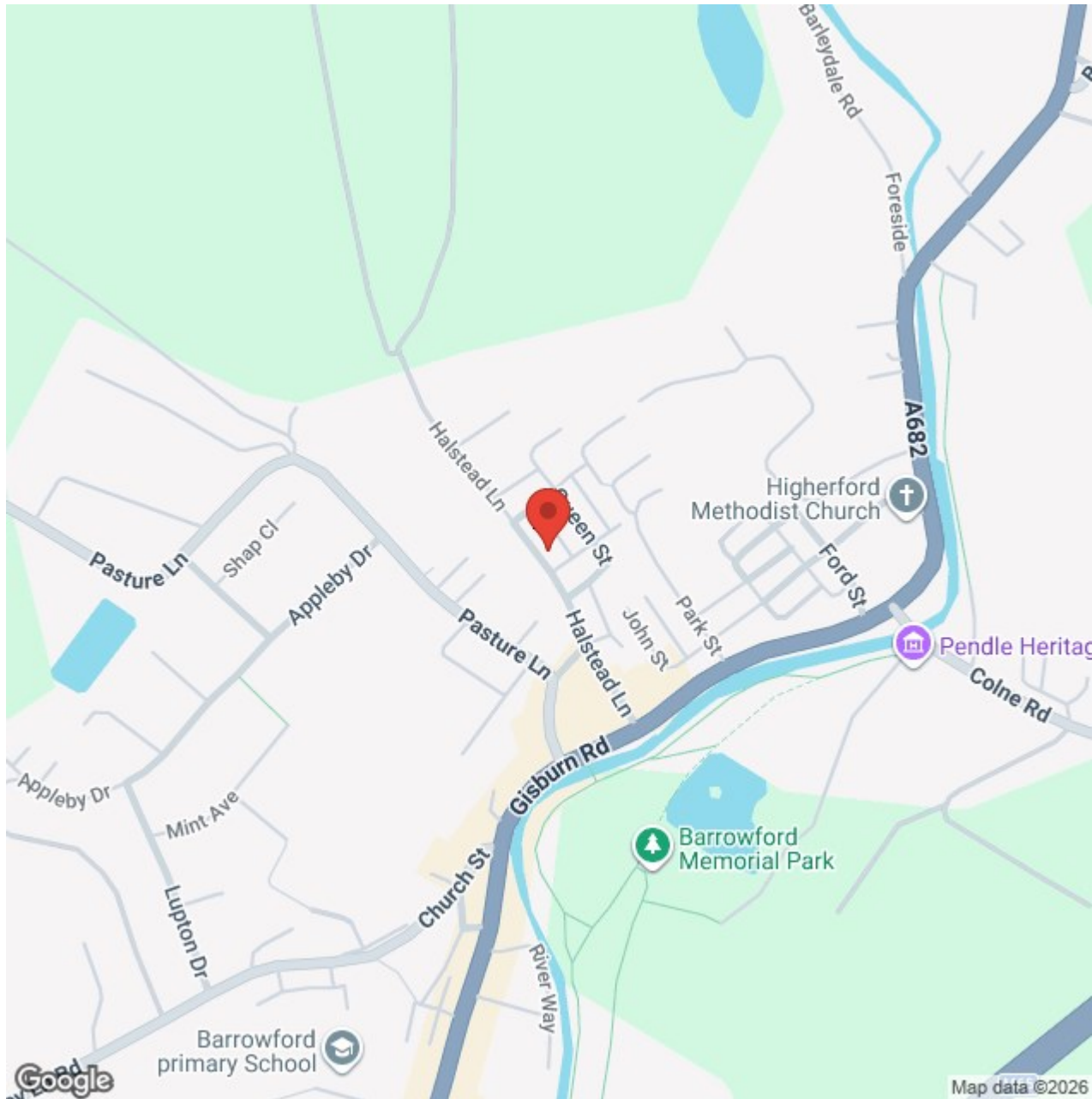
Halstead Lane, Barrowford

£725 Per Month

- Two bedrooms
- Desirable Barrowford location
- Spacious living room
- Modern fitted kitchen
- Four-piece bathroom
- Enclosed rear yard

Hilton & Horsfall are delighted to bring to the rental market this well-presented two bedroom stone-built mid-terrace, conveniently positioned along Halstead Lane in the popular village of Barrowford. Offering spacious and well-proportioned accommodation throughout, the property would make an excellent home for a variety of tenants. The ground floor comprises a generous living room with feature fireplace and a well-equipped fitted kitchen positioned to the rear, complete with access to useful under-stairs storage and the enclosed rear yard. To the first floor are two bedrooms, including a particularly spacious principal bedroom, together with a four-piece bathroom incorporating both a bath and separate shower enclosure. Externally, the property benefits from an enclosed frontage and a low-maintenance enclosed yard to the rear with a timber storage shed. Positioned within easy reach of Barrowford's excellent selection of independent shops, cafés, bars, restaurants and everyday amenities, whilst also offering convenient access to surrounding towns and the M65 motorway network. Early viewing is highly recommended.







Lancashire

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GROUND FLOOR

LIVING ROOM 14'10" x 13'10" (4.53m x 4.24m)

A spacious and well-presented living room featuring wood-effect flooring, a feature fireplace with timber surround and marble-style inset and hearth, neutral décor, ceiling coving, wall lighting, radiator and a uPVC double glazed window overlooking the front elevation. An external door provides access to the front of the property.

INNER HALL

KITCHEN 14'10" x 8'8" (4.54m x 2.66m)

A well-proportioned fitted kitchen positioned to the rear of the property, featuring a range of contemporary wall, base and drawer units with complementary work surfaces and tiled splashbacks. Incorporating a stainless steel sink with mixer tap, integrated oven, hob and extractor hood, with space for additional appliances. Wood-effect flooring,

recessed ceiling spotlights, radiator and windows providing plenty of natural light. An external door leads to the rear yard, whilst an archway provides access to useful under-stairs storage.

FIRST FLOOR / LANDING

BEDROOM ONE 14'9" x 13'10" (4.52m x 4.24m)

A generously proportioned double bedroom positioned to the front of the property, offering ample space for bedroom furniture. Featuring neutral décor, fitted carpet, radiator and a large window providing plenty of natural light.

BEDROOM TWO 4'9" x 11'8" (1.46m x 3.56m)

A well-proportioned second bedroom positioned to the rear of the property, featuring neutral décor, fitted carpet, radiator and a window overlooking the rear. Ideal for use as a single bedroom, nursery or home office.

BATHROOM 7'8" x 5'9" (2.36m x 1.76m)

A spacious bathroom fitted with a four-piece suite comprising a panelled bath, separate shower enclosure, pedestal wash basin and low-level WC. Featuring tiled walls, built-in storage cupboards, wood-effect flooring, radiator and a frosted window providing natural light and ventilation.

360 DEGREE VIRTUAL TOUR

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

LOCATION

Situated along Halstead Lane in the highly desirable village of Barrowford, the property is conveniently positioned for access to a wide range of local amenities. Barrowford offers an excellent selection of independent shops, cafés, bars and restaurants, together with everyday amenities and well-regarded schools. Excellent transport links provide convenient access towards Nelson, Burnley and surrounding towns, with the M65 motorway network also within easy reach for commuters.

PUBLISHING

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OUTSIDE

Externally to the front, the property benefits from a small enclosed forecourt with stone wall boundaries and gated access. To the rear is an enclosed, low-maintenance paved yard with stone wall boundaries, gated access and a useful timber storage shed.





Approximate total area⁽¹⁾

724 ft²

67.2 m²

Reduced headroom

2 ft²

0.1 m²



(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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