Hilton & Horsfall

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Horsfall

BB9 6JY

Park Street East, Barrowford
Offers In The Region Of £385,000

• Detached family home, approx 1,557 sq ft • Four well-proportioned bedrooms • Spacious dining kitchen ideal for family living • Additional sitting room with access to the rear garden • 4kW solar panel system generating approx. £1,000 per annum (transferable) • Driveway parking, detached garage & EV charging point

A superb detached split level family home positioned within a quiet cul de sac in a highly desirable area of Barrowford, offering spacious and versatile accommodation arranged over multiple levels. This well-presented property features a generous living room, a modern dining kitchen ideal for family life, and a lower ground floor sitting room with direct access to the rear garden, creating excellent space for both relaxing and entertaining. The layout provides flexibility with four well-proportioned bedrooms, including a principal bedroom with en-suite, making it well suited to a range of buyers. Externally the property enjoys a generous plot with gardens to the front and rear, a driveway providing ample off-road parking, a detached garage and an EV charging point. A standout feature is the 4kW solar panel system, generating approximately £1,000 per annum, offering both energy efficiency and an ongoing income. Situated close to local amenities, well-regarded schools and excellent transport links, this is a fantastic opportunity to acquire a spacious and well-appointed home in a sought-after village location.

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BURNLEY & PENDLE
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BARROWFORD
LANCASHIRE. BB9 6DX
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Halstead Ln
Queen St
Higherford
Methodist Church
Ford St
Shap Cl
Appleby Dr
Pasture Ln
Halstead Ln
John St
Park St
Pendle Heritage Centre
Colne Rd
Gisburn Rd
Mint Ave
Barrowford
Memorial Park
Church St
Lupton Dr
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YOU ARE MY
Sunshine
MY ONLY SUNSHINE
YOU MAKE ME HAPPY
WHEN SKIES ARE GREY
I LOVE YOU
PLEASE DON'T TAKE
MY SUNSHINE AWAY
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Lancashire

A superb detached split level family home positioned within a quiet cul de sac in a highly desirable area of Barrowford, offering spacious and versatile accommodation arranged over multiple levels. This well-presented property features a generous living room, a modern dining kitchen ideal for family life, and a lower ground floor sitting room with direct access to the rear garden, creating excellent space for both relaxing and entertaining. The layout provides flexibility with four well-proportioned bedrooms, including a principal bedroom with en-suite, making it well suited to a range of buyers. Externally the property enjoys a generous plot with gardens to the front and rear, a driveway providing ample off-road parking, a detached garage and an EV charging point. A standout feature is the 4kW solar panel system, generating approximately £1,000 per annum, offering both energy efficiency and an ongoing income. Situated close to local amenities, well-regarded schools and excellent transport links, this is a fantastic opportunity to acquire a spacious and well-appointed home in a sought-after village location.

GROUND FLOOR

ENTRANCE

HALLWAY

LIVING ROOM 12'2" x 13'8" (3.73m x 4.18m)
A spacious and well-presented living room positioned to the front of the property, featuring a large window which allows for plenty of natural light. The room is centred around a decorative fireplace with inset gas fire, creating a cosy focal point, while there is ample space for multiple sofas and furnishings. Finished with neutral décor and carpeted flooring, this is a comfortable and inviting space ideal for relaxing and everyday living.

DINING KITCHEN 17'11" x 11'10" (5.47m x 3.62m)
A spacious and modern dining kitchen fitted with a range of contemporary wall and base units with complementary work surfaces and a stylish tiled splashback. The kitchen incorporates a range of integrated appliances along with space for freestanding appliances, while a large window provides plenty of natural light. There is ample room for a family dining table, making it an ideal space for both everyday living and entertaining, all finished with attractive flooring and neutral décor throughout.

BEDROOM ONE 12'5" x 12'1" (3.80m x 3.69m)
A spacious double bedroom positioned to the rear of the property, offering a peaceful and private aspect. The room provides ample space for a range of bedroom furniture and benefits from a large window allowing for plenty of natural light. Well presented throughout with attractive flooring, this room also enjoys the added advantage of access to an en-suite shower room.

ENSUITE SHOWER ROOM 3'11" x 7'6" (1.20m x 2.30m)
A well-appointed en-suite shower room fitted with a three-piece suite comprising a walk-in shower enclosure, pedestal wash hand basin and low level WC. The room is fully tiled and benefits from a chrome heated towel radiator, along with complementary fixtures and fittings, creating a practical and comfortable space.

BEDROOM TWO / STUDY 13'8" x 8'9" (4.19m x 2.69m)
A well-proportioned room positioned to the rear of the property, currently utilised as a study, offering versatile accommodation which could easily serve as a bedroom if required. The room benefits from a large window allowing for plenty of natural light, along with ample space for freestanding furniture, making it ideal for a range of uses including a home office, guest room or additional bedroom.

GROUND FLOOR WC 2'11" x 5'8" (0.89m x 1.73m)
A useful ground floor WC fitted with a two-piece suite comprising a low level WC and wash hand basin. The room is partially tiled and provides a practical addition to the accommodation.

LOWER GROUND FLOOR

SITTING ROOM 9'10" x 15'6" (3.01m x 4.73m)
A spacious and versatile sitting room located on the lower ground floor, enjoying a pleasant outlook over the rear garden with direct access via patio doors. The room offers ample space for a range of furnishings, making it ideal as an additional reception room, family room or snug. Well presented throughout, this is a fantastic space for both relaxing and entertaining.

BEDROOM THREE 8'5" x 11'6" (2.57m x 3.52m)
A well-proportioned bedroom located on the lower ground floor, benefiting from a window allowing for natural light. The room offers space for bedroom furnishings and would be ideal as a guest room, additional bedroom or home office, providing flexible accommodation to suit a variety of needs.

BEDROOM FOUR 6'11" x 8'9" (2.12m x 2.67m)
A well-proportioned bedroom located on the lower ground floor, benefiting from a window allowing for natural light. The room offers space for bedroom furnishings and would be ideal as a child's bedroom, guest room or home office, providing versatile accommodation to suit a range of needs.

BATHROOM 5'8" x 8'7" (1.75m x 2.64m)
A stylish and modern bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glass screen, a vanity wash hand basin and low level WC. The room is fully tiled with contemporary wall and floor tiles and benefits from recessed ceiling spotlights and a chrome heated towel radiator, creating a sleek and comfortable space.

UTILITY ROOM 17'11" x 9'6" (5.48m x 2.91m)
A spacious and practical utility room fitted with a range of wall units and work surfaces, with plumbing for a washing machine and space for additional appliances. The room offers excellent storage and provides a useful area for laundry and general household tasks.

STORE ROOM 15'0" x 7'6" (4.58m x 2.30m)
A useful store room accessed via the utility, providing excellent additional storage space and ideal for a range of uses including household items, tools or general storage.

DETACHED GARAGE
A detached single garage located to the rear of the property, providing secure off-road parking or additional storage space. The garage offers excellent versatility and is ideal for a range of uses including vehicle storage, workshop space or general storage.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/park-street-east-barrowford

LOCATION
Situated in a highly sought-after residential area of Barrowford, this property enjoys a convenient position within close proximity to a range of local amenities. Barrowford village offers an excellent selection of independent shops, cafés, restaurants and everyday services, along with popular establishments such as Booths supermarket. The area is well regarded for its schools and provides easy access to surrounding towns including Nelson, Colne and Burnley, with excellent transport links via the M65 motorway network. For those who enjoy the outdoors, the property is ideally located for scenic countryside walks with nearby attractions including Barrowford Park, Pendle Hill and the surrounding rural landscapes, making it perfect for both families and those seeking a balance between village life and open countryside.

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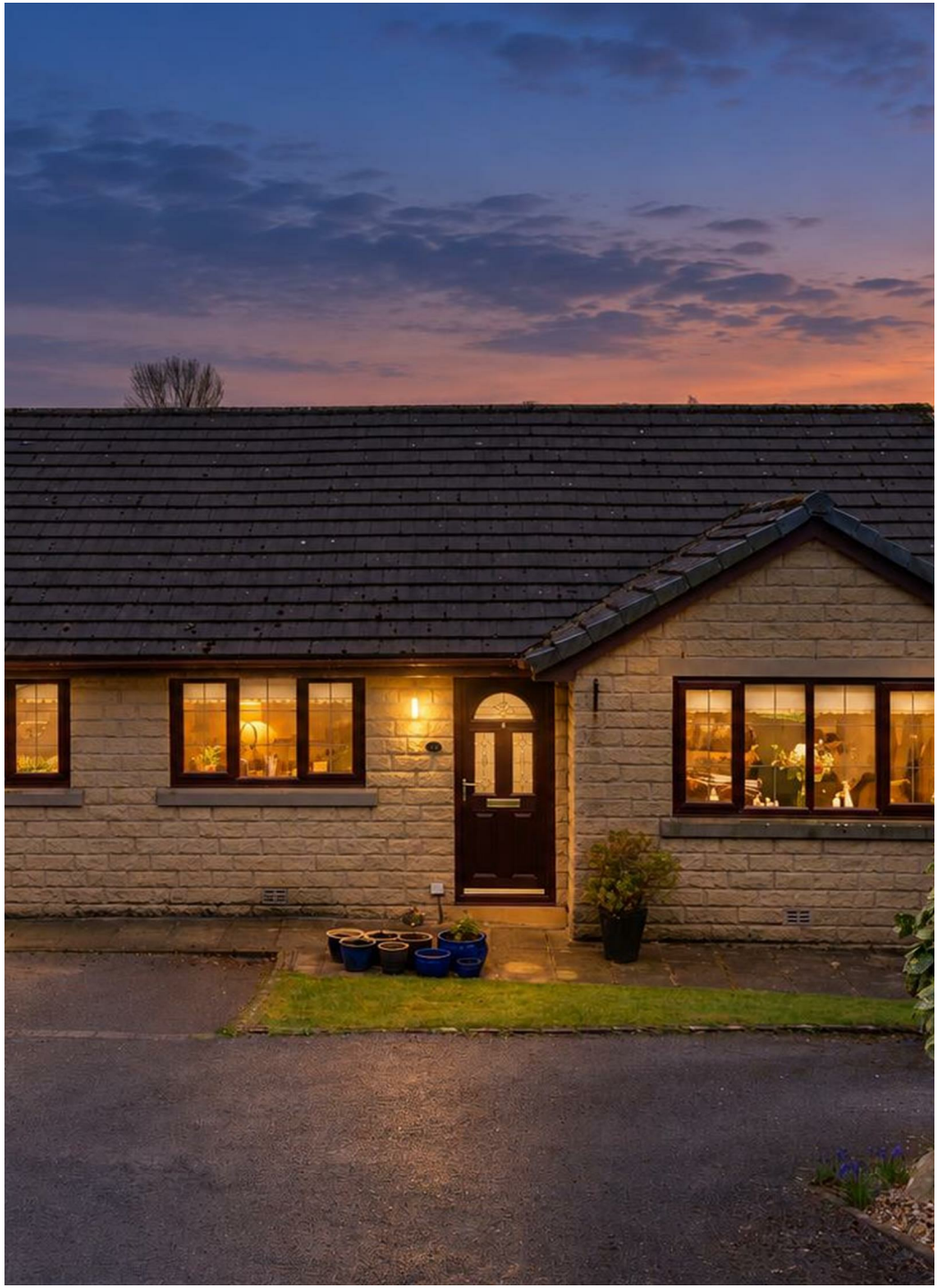
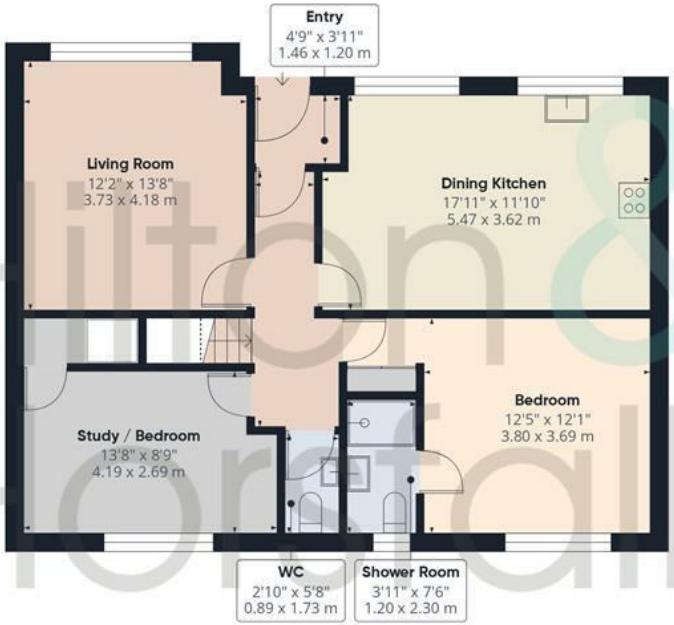


OUTSIDE

Externally the property occupies a generous plot with well-maintained gardens to both the front and rear. To the front there is a large driveway providing ample off-road parking, along with an EV charging point and access to a detached garage. The property also benefits from a 4kW solar panel system with a Solax inverter, currently generating an income of approximately £1,000 per annum, offering both energy efficiency and a valuable ongoing return. To the rear is a fantastic enclosed garden which has been thoughtfully arranged to create a versatile outdoor space. There is a substantial paved patio area ideal for outdoor dining, a well-kept lawn, and a raised decking area providing a more private seating space. The garden also features mature planting and steps leading to an elevated section, making it perfect for both relaxing and entertaining.

Ground Floor



Floor 1

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Approximate total area(1)

1557 ft²

144.6 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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