





Hilton &  
Horsfall

BB9 6JG

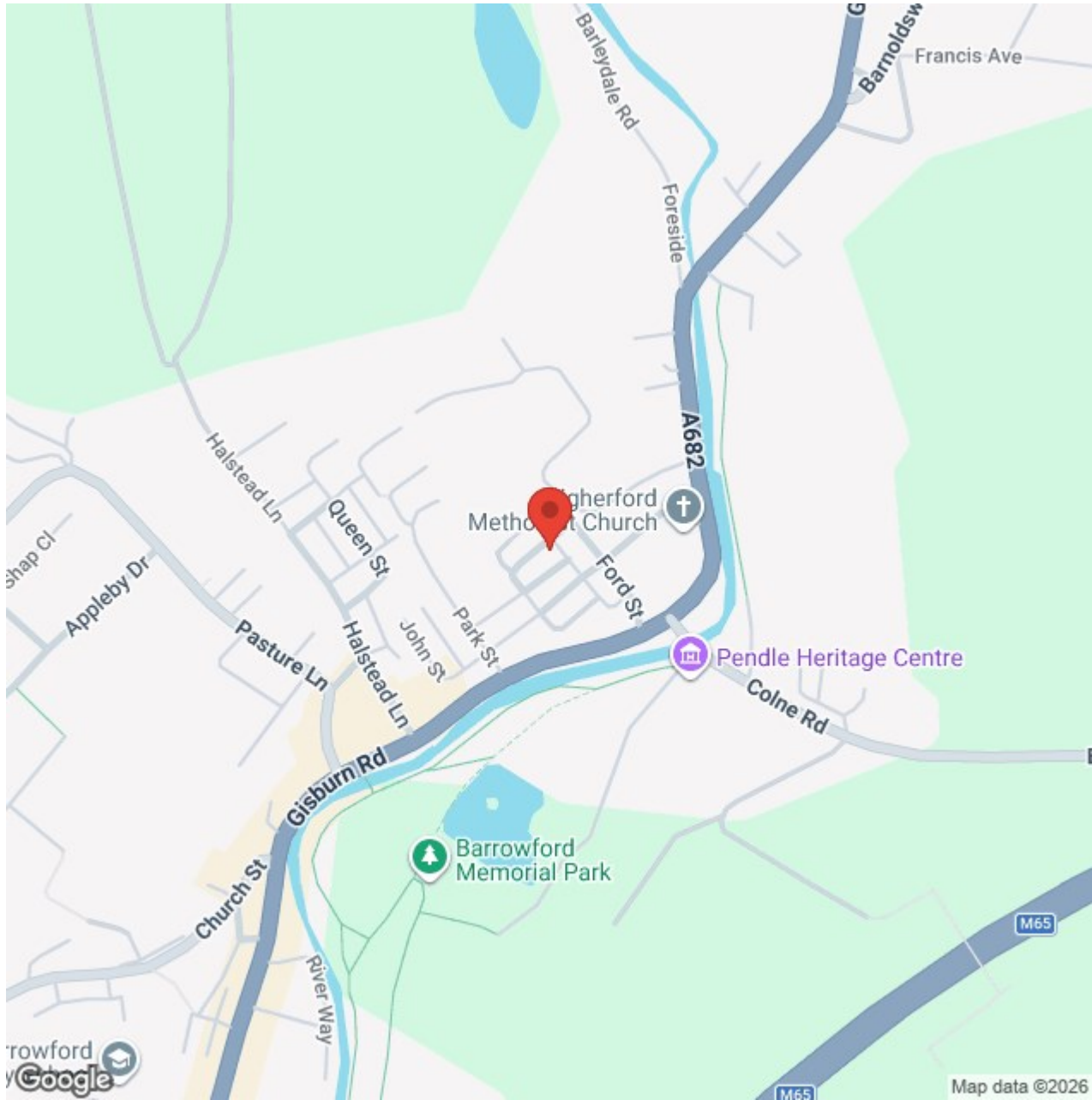
## Walton Street, Barrowford

### Offers In The Region Of £130,000

- Mid terrace dwelling
- Two bedrooms
- Ground floor shower room
- Enclosed rear yard
- Sought after Barrowford location
- No onward chain

An excellent opportunity to acquire this stone built mid terrace dwelling located in the sought after village of Barrowford. Offering deceptively spacious accommodation arranged over two floors, the property briefly comprises a welcoming living room, fitted kitchen, useful ground floor shower room, two well proportioned bedrooms and a three piece bathroom suite. The property also benefits from gas central heating and uPVC double glazing throughout. Conveniently positioned close to local amenities, transport links and scenic countryside walks, this property would make an ideal purchase for a first time buyer, downsizer or buy to let investor. Externally there is an enclosed rear yard and on street parking available nearby. The property is being offered to the market with no onward chain.







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## Lancashire

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### GROUND FLOOR

#### **LIVING ROOM 11'10" x 14'4" (3.62m x 4.38m)**

A spacious and welcoming living room positioned to the front of the property, having a uPVC double glazed window allowing for plenty of natural light. The room benefits from a modern electric feature fireplace creating an attractive focal point, along with newly fitted carpeting and neutral décor throughout. There is ample space for a range of living room furniture, making this an ideal space for relaxing and entertaining.

#### **KITCHEN 13'3" x 8'6" (4.05m x 2.60m)**

A fitted kitchen offering a range of matching wall and base units with contrasting work surfaces, incorporating an inset sink with chrome mixer tap, integrated oven with four ring gas hob and stainless steel extractor hood over. The kitchen also benefits from plumbing for a washing machine, space for further appliances, stylish tiled flooring and a uPVC double glazed window allowing for plenty of natural light. Access is provided through to the rear hallway and ground floor shower room.

### HALLWAY

#### **SHOWER ROOM 5'5" x 9'1" (1.66m x 2.79m)**

A useful ground floor shower room fitted with a three piece

suite comprising of a shower cubicle with tiled surround, low level wc and pedestal wash basin. The room also benefits from a radiator, wood effect flooring and a uPVC double glazed frosted window to the rear elevation.

### FIRST FLOOR

#### **BEDROOM ONE 11'6" x 14'4" (3.53m x 4.38m)**

A generously sized double bedroom positioned to the front of the property, having a uPVC double glazed window allowing for plenty of natural light. The room benefits from fitted wardrobes providing useful storage space, along with ample room for additional bedroom furniture.

#### **BEDROOM TWO 7'7" x 11'10" (2.33m x 3.62m)**

A well proportioned second bedroom positioned to the rear of the property, having a uPVC double glazed window, radiator and newly fitted carpeting. The room offers space for a bed and additional furniture, making it ideal as a guest room, nursery or home office.

#### **BATHROOM 5'4" x 5'10" (1.64m x 1.80m)**

A three piece bathroom suite comprising of a panelled bath with tiled surround, pedestal wash basin and low level wc. The room also benefits from a chrome heated towel radiator, partially tiled walls and a uPVC double glazed frosted window to the rear elevation.

### 360 DEGREE VIRTUAL TOUR

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

### LOCATION

Located in the heart of the ever popular village of Barrowford, this property enjoys convenient access to a wide range of local amenities including shops, cafés, bars and restaurants. Excellent transport links are nearby with easy access onto the M65 motorway network, making this an ideal location for commuters. Scenic walks can also be found close by around Barrowford Park and the surrounding countryside, whilst reputable schools are within comfortable walking distance.

### 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.

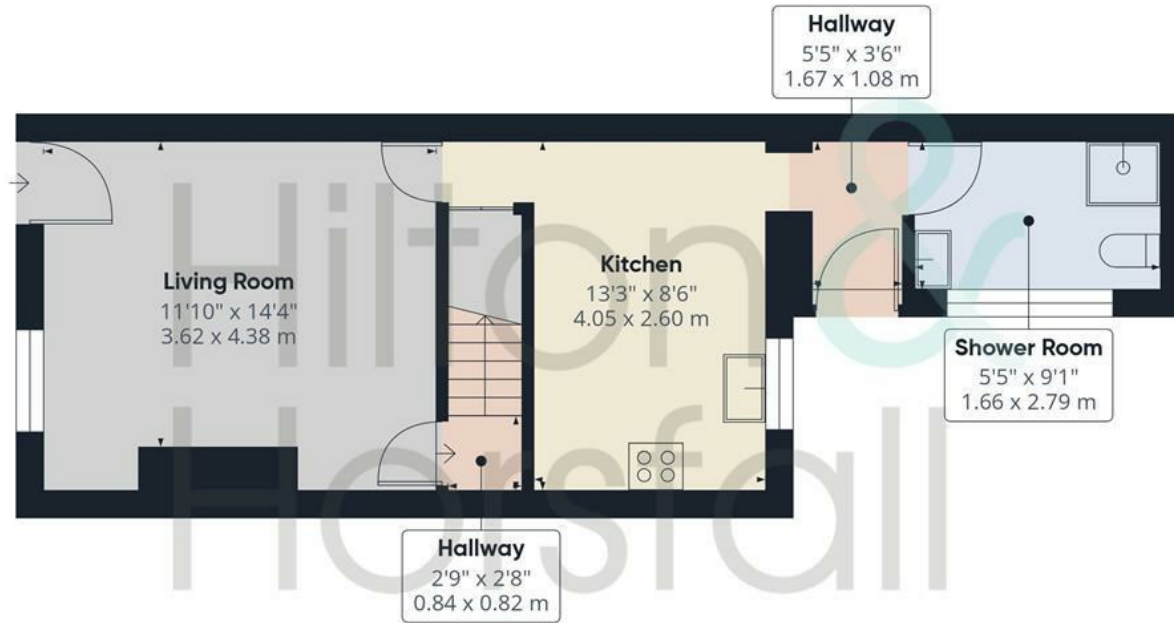


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## OUTSIDE

Externally the property is flush fronted to the pavement with on street parking available nearby. To the rear is an enclosed yard providing a low maintenance outdoor space with gated access.





Ground Floor

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

736 ft<sup>2</sup>  
68.2 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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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