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# Harry Street, Barrowford

## Offers In The Region Of £125,000

• Attractive stone-built back-to-back property • Deceptively spacious accommodation over three floors • Generous open-plan living room and fitted kitchen • Spacious double bedroom & four-piece bathroom • Versatile attic room with roof windows & eaves storage • Popular Barrowford location & offered with no onward chain

An appealing stone-built back-to-back property situated in the heart of the popular Pendleside village of Barrowford, offering deceptively spacious accommodation arranged over three floors. Offered for sale with no onward chain, the property would make an excellent first-time purchase, investment or conveniently positioned home close to the village centre.

The ground floor comprises a generous open-plan living room and kitchen, creating a practical and sociable main living space. The fitted kitchen includes a range of wall and base units, integrated oven, gas hob, extractor hood and breakfast bar, while the living area offers ample space for freestanding furniture and features a fireplace, built-in shelving and storage. A distinctive spiral staircase connects all three floors.

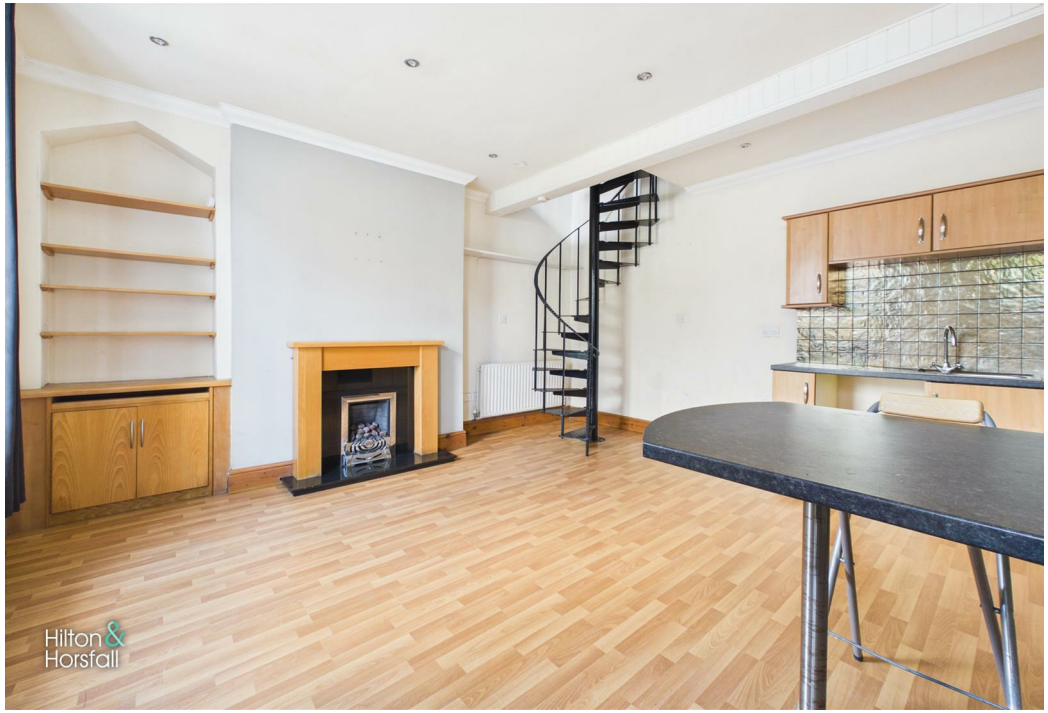
To the first floor is a spacious double bedroom, extending to approximately 16'3" and benefiting from two windows providing plenty of natural light. Also on this level is a four-piece bathroom fitted with a bath, separate shower enclosure, pedestal wash basin and WC.

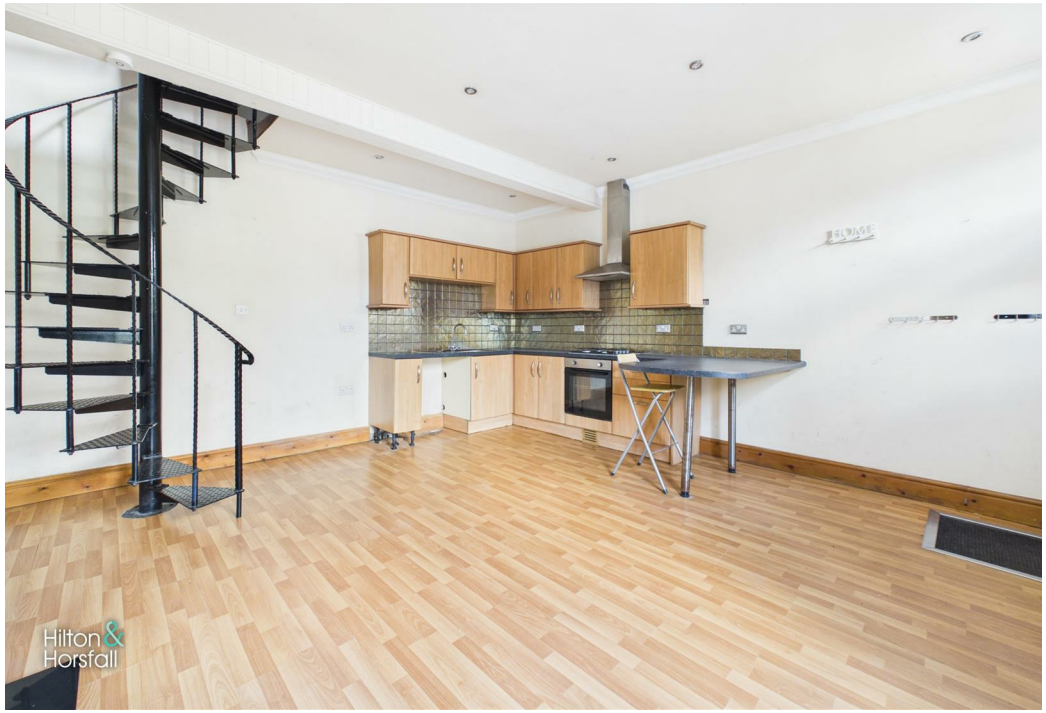
The second floor provides a useful attic room with roof windows, exposed beams and built-in eaves storage. Due to areas of restricted headroom, this space is not described as a formal bedroom, but offers excellent versatility for use as a home office, hobby room or additional storage.

Harry Street is conveniently located for Barrowford's independent shops, cafés, bars, restaurants and everyday amenities, while the nearby M65 provides excellent links across East Lancashire and beyond. With approximately 670 sq ft of accommodation, vacant possession and no onward chain, early viewing is recommended.

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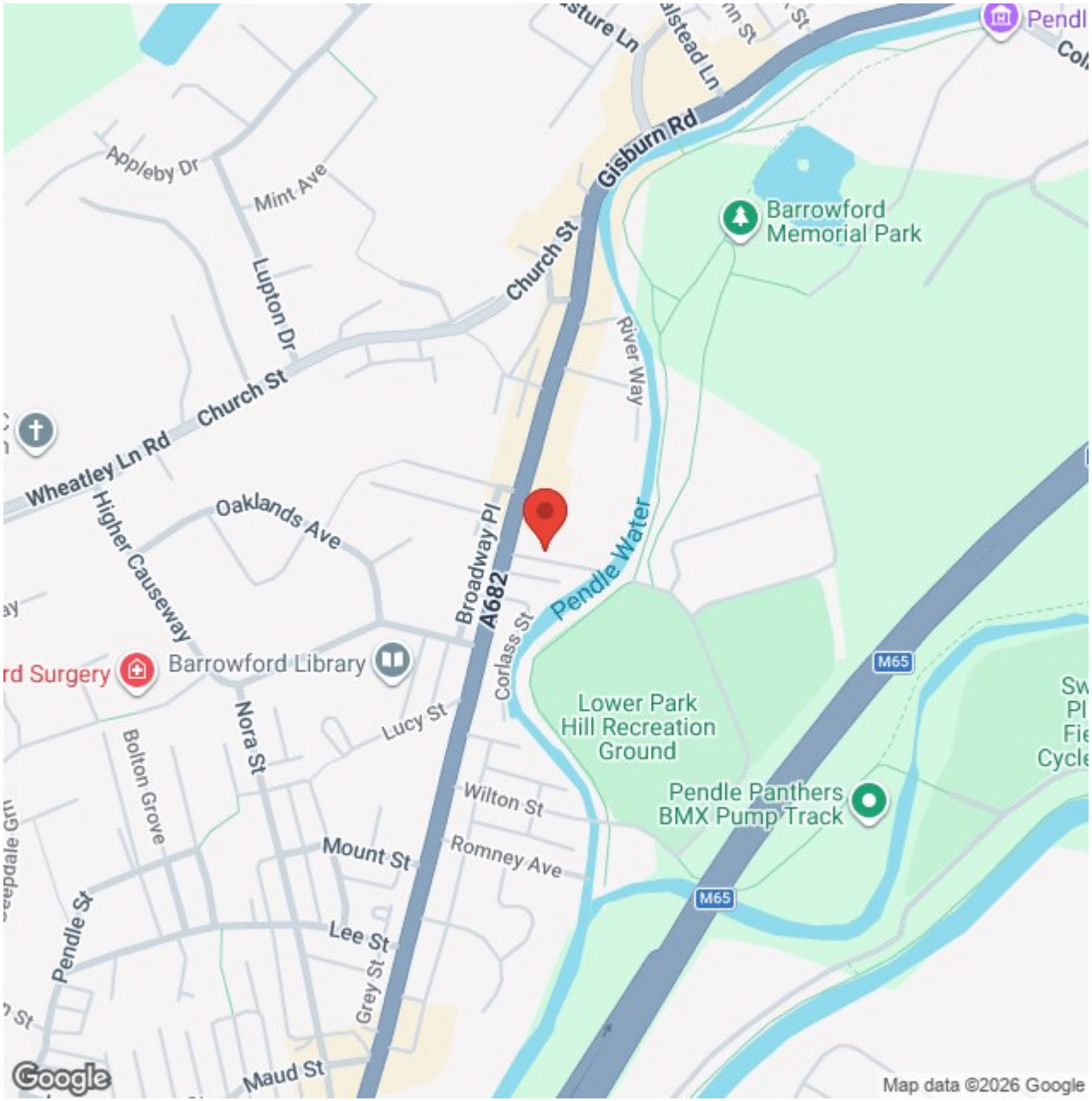
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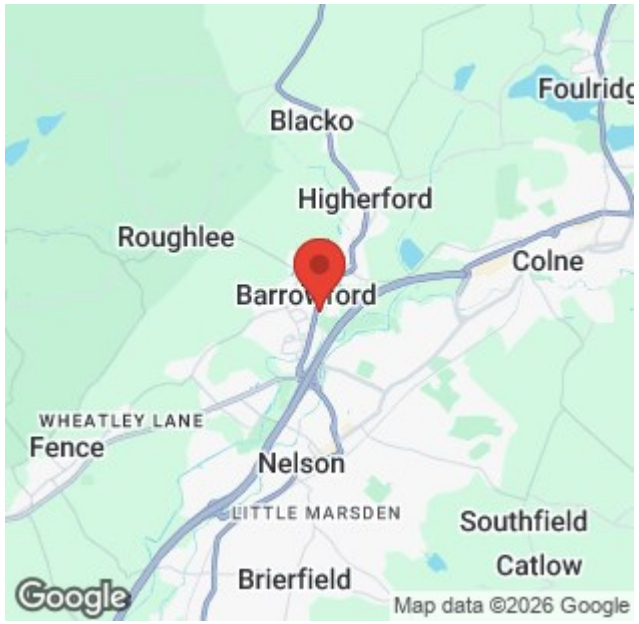

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Wheatley Ln Rd
Church St
Appleby Dr
Mint Ave
Lupton Dr
Barrowford Memorial Park
River Way
Pendle Water
Broadway Pl
A682
Corlass St
Higher Causeway
Oaklands Ave
Barrowford Library
Nora St
Lucy St
Bolton Grove
Wilton St
Mount St
Romney Ave
Pendle St
Lee St
Grey St
Maud St
Lower Park Hill Recreation Ground
Pendle Panthers BMX Pump Track
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# Lancashire

An appealing stone-built back-to-back property situated in the heart of the popular Pendleside village of Barrowford, offering deceptively spacious accommodation arranged over three floors. Offered for sale with no onward chain, the property would make an excellent first-time purchase, investment or conveniently positioned home close to the village centre.

The ground floor comprises a generous open-plan living room and kitchen, creating a practical and sociable main living space. The fitted kitchen includes a range of wall and base units, integrated oven, gas hob, extractor hood and breakfast bar, while the living area offers ample space for freestanding furniture and features a fireplace, built-in shelving and storage. A distinctive spiral staircase connects all three floors.

To the first floor is a spacious double bedroom, extending to approximately 16'3" and benefiting from two windows providing plenty of natural light. Also on this level is a four-piece bathroom fitted with a bath, separate shower enclosure, pedestal wash basin and WC.

The second floor provides a useful attic room with roof windows, exposed beams and built-in eaves storage. Due to areas of restricted headroom, this space is not described as a formal bedroom, but offers excellent versatility for use as a home office, hobby room or additional storage.

Harry Street is conveniently located for Barrowford's independent shops, cafés, bars, restaurants and everyday amenities, while the nearby M65 provides excellent links across East Lancashire and beyond. With approximately 670 sq ft of accommodation, vacant possession and no onward chain, early viewing is recommended.

## GROUND FLOOR

### LIVING ROOM / KITCHEN 15'1" x 16'8" (4.62m x 5.10m)
A generously proportioned open-plan living kitchen forming the heart of the home. The kitchen is fitted with a range of matching wall and base units with complementary work surfaces, tiled splashbacks, stainless steel sink with mixer tap, integrated oven, gas hob and stainless steel extractor hood, together with a useful breakfast bar providing space for informal dining. The living area offers ample space for freestanding furniture and features a fireplace with timber surround, built-in shelving and storage, recessed ceiling spotlights and a window providing natural light. A distinctive spiral staircase rises to the first floor, while an external door provides access from Harry Street.

### FIRST FLOOR / LANDING
A compact first-floor landing providing access to the bedroom and bathroom. The distinctive black metal spiral staircase continues upward to the attic room, creating an unusual and characterful feature within the property.

### BEDROOM ONE 16'3" x 9'8" (4.96m x 2.96m)
A spacious double bedroom positioned on the first floor, enjoying plenty of natural light from two windows. The room offers excellent proportions with ample space for a large bed and additional freestanding furniture, together with built-in storage and hanging space. Finished with wood-effect flooring, radiator and neutral décor.

### BATHROOM 5'6" x 6'6" (1.68m x 2.00m)
A well-proportioned first-floor bathroom fitted with a four-piece suite comprising a panelled bath, separate shower enclosure, pedestal wash basin and low-level WC. Finished with tiled splashbacks and tiled flooring, with useful wall-mounted shelving and a bright, practical layout.

## SECOND FLOOR

### ATTIC ROOM 16'2" x 11'5" (4.95m x 3.50m)
A useful and versatile attic room accessed via the spiral staircase from the first floor. The space benefits from two roof windows providing good natural light, exposed structural beams and useful built-in eaves storage. Due to the sloping roof and areas of reduced headroom, the room is best suited to use as a home office, hobby room, occasional room or additional storage space rather than being described as a formal bedroom.

### 360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/harry-street-barrowford

### LOCATION
Harry Street is conveniently positioned in the highly sought-after village of Barrowford, within easy reach of its excellent range of everyday amenities. The village centre offers an array of independent shops, cafés, bars and restaurants, together with useful local services and pleasant countryside walks close by. Barrowford is particularly well placed for commuters, with convenient access to the M65 motorway network providing connections towards Burnley, Blackburn, Preston and Manchester. Nearby towns including Nelson and Colne provide further shopping and leisure facilities, while the surrounding Pendle countryside offers a wealth of picturesque villages, walking routes and outdoor pursuits. The property occupies a convenient position for enjoying village life whilst remaining well connected to the wider Lancashire area.


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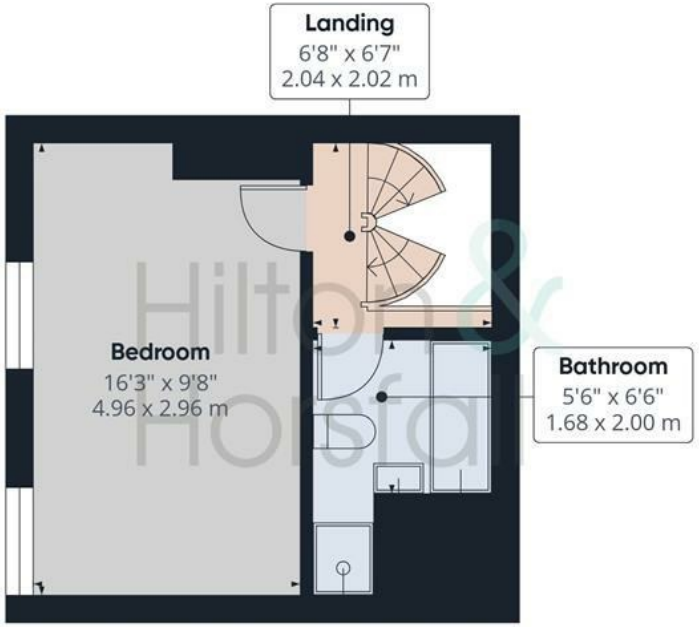
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## OUTSIDE

Externally, the property occupies a convenient position on Harry Street and features an attractive traditional stone-built frontage with contrasting stone detailing around the windows and entrance door. As a back-to-back property, there is no private garden or yard to maintain, making it particularly well suited to buyers seeking a low-maintenance home in the heart of Barrowford.




Ground Floor




Floor 1







Floor 2

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**Approximate total area**(1)

670 ft²

62.3 m²

**Reduced headroom**

104 ft²

9.6 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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