





Hilton &  
Horsfall

BB9 6LT

## Back Gisburn Road, Blacko

### Offers In The Region Of £134,950

- Charming one bedroom back-to-back cottage
- Located in the sought after village of Blacko
- Open plan living room with access to fitted kitchen
- Generous double bedroom with built in storage
- Decked outdoor seating area and useful outhouse
- No chain delay

A charming one bedroom back-to-back cottage located in the highly sought after village of Blacko, offering a peaceful semi-rural setting while remaining conveniently positioned for access to nearby amenities and transport links. This well proportioned home briefly comprises an open plan living room with access through to the fitted kitchen, which benefits from useful under stairs storage. To the first floor there is a generous double bedroom with built in storage and a three piece bathroom suite. Externally the property enjoys a pleasant decked seating area, perfect for outdoor sitting and relaxing, along with a useful outhouse providing additional storage. Situated within easy reach of Barrowford, Colne and the M65 motorway network, as well as beautiful surrounding countryside and walks nearby, this property would make an ideal purchase for a first time buyer, downsizer or investor.







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## Lancashire

A charming one bedroom back-to-back cottage located in the highly sought after village of Blacko, offering a peaceful semi-rural setting while remaining conveniently positioned for access to nearby amenities and transport links. This well proportioned home briefly comprises an open plan living room with access through to the fitted kitchen, which benefits from useful under stairs storage. To the first floor there is a generous double bedroom with built in storage and a three piece bathroom suite. Externally the property enjoys a pleasant decked seating area, perfect for outdoor sitting and relaxing, along with a useful outhouse providing additional storage. Situated within easy reach of Barrowford, Colne and the M65 motorway network, as well as beautiful surrounding countryside and walks nearby, this property would make an ideal purchase for a first time buyer, downsizer or investor.

### GROUND FLOOR

#### LIVING ROOM 13'1" x 19'4" (3.99m x 5.91m)

A spacious and well-presented living room having wood effect flooring, central ceiling light point, radiator and a large UPVC double glazed window allowing in an abundance of natural light. The room features a decorative fireplace with stone surround creating a cosy focal point and offers ample space for comfortable seating and dining furniture. Open plan access leads through to the kitchen area and there is also a staircase providing access to the first floor.

#### KITCHEN

A fitted kitchen with a range of matching wall and base units, contrasting work surfaces and tiled splashbacks. Incorporating a stainless steel sink and drainer unit beneath a UPVC double glazed window, integrated oven with four ring gas hob and space for additional appliances. The kitchen is open plan to the living area and benefits from a useful under stairs storage cupboard, offering practical additional storage.

### FIRST FLOOR / LANDING

A bright first floor landing with fitted carpet, ceiling light point and decorative chandelier. Providing access to the bedroom and bathroom along with the staircase leading down to the ground floor. The landing also benefits from a balustrade overlooking the staircase and a useful storage cupboard.

#### BEDROOM 13'3" x 9'5" (4.04m x 2.88m)

A well proportioned double bedroom with fitted carpet, central ceiling light point and a UPVC double glazed window allowing in plenty of natural light while enjoying pleasant outlooks towards the surrounding countryside. The room benefits from built in storage cupboards providing useful wardrobe and storage space.

#### BATHROOM 7'1" x 6'6" (2.16m x 1.99m)

A three piece bathroom suite comprising of a panelled bath with shower over, pedestal wash basin and low level WC. The room benefits from tiled splashbacks, radiator, ceiling light point and a UPVC double glazed frosted window allowing for natural light while maintaining privacy.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/back-gisburn-road-blacko>

### LOCATION

Situated in the sought-after village of Blacko, this charming cottage enjoys a pleasant setting within a popular residential area. The village offers a peaceful semi-rural lifestyle while still being conveniently positioned for access to nearby towns including Barrowford, Colne and Nelson where a wider range of amenities, shops, restaurants and supermarkets can be found. Excellent transport links are close by with easy access to the M65 motorway network, making commuting to Burnley, Preston and Manchester straightforward. The surrounding countryside and nearby Pendle Hill also provide beautiful walking routes and outdoor leisure opportunities right on the doorstep.

### PUBLISHING

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### PROPERTY DETAIL

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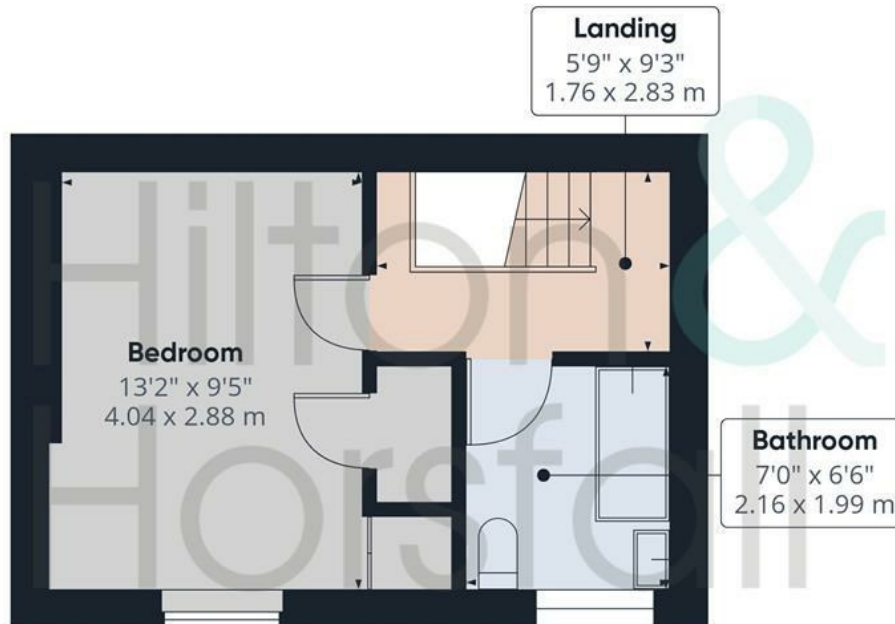
## OUTSIDE

Externally the property benefits from a pleasant decked seating area, providing an ideal space for outdoor sitting and relaxing. The property also enjoys the advantage of a useful outhouse, perfect for additional storage. The cottage is tucked away in a quiet position just off Gisburn Road, giving it a charming and private feel while still being conveniently located for village amenities and nearby countryside walks.





Ground Floor



Floor 1



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

498 ft<sup>2</sup>

46.2 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>

1.1 m<sup>2</sup>

(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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