



Hilton &
Horsfall

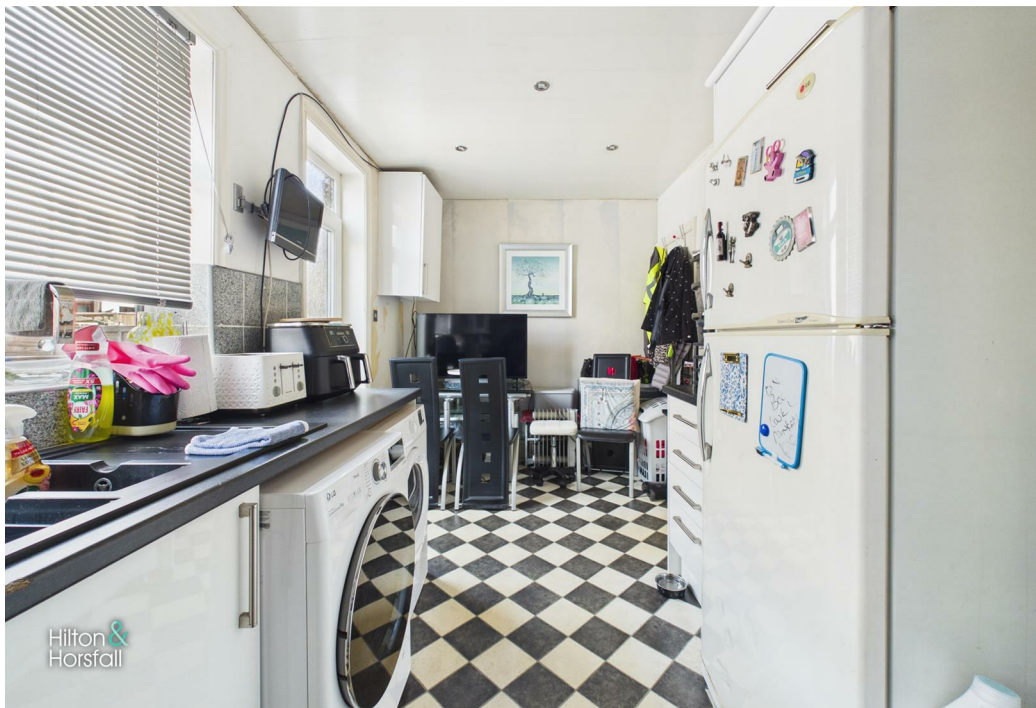
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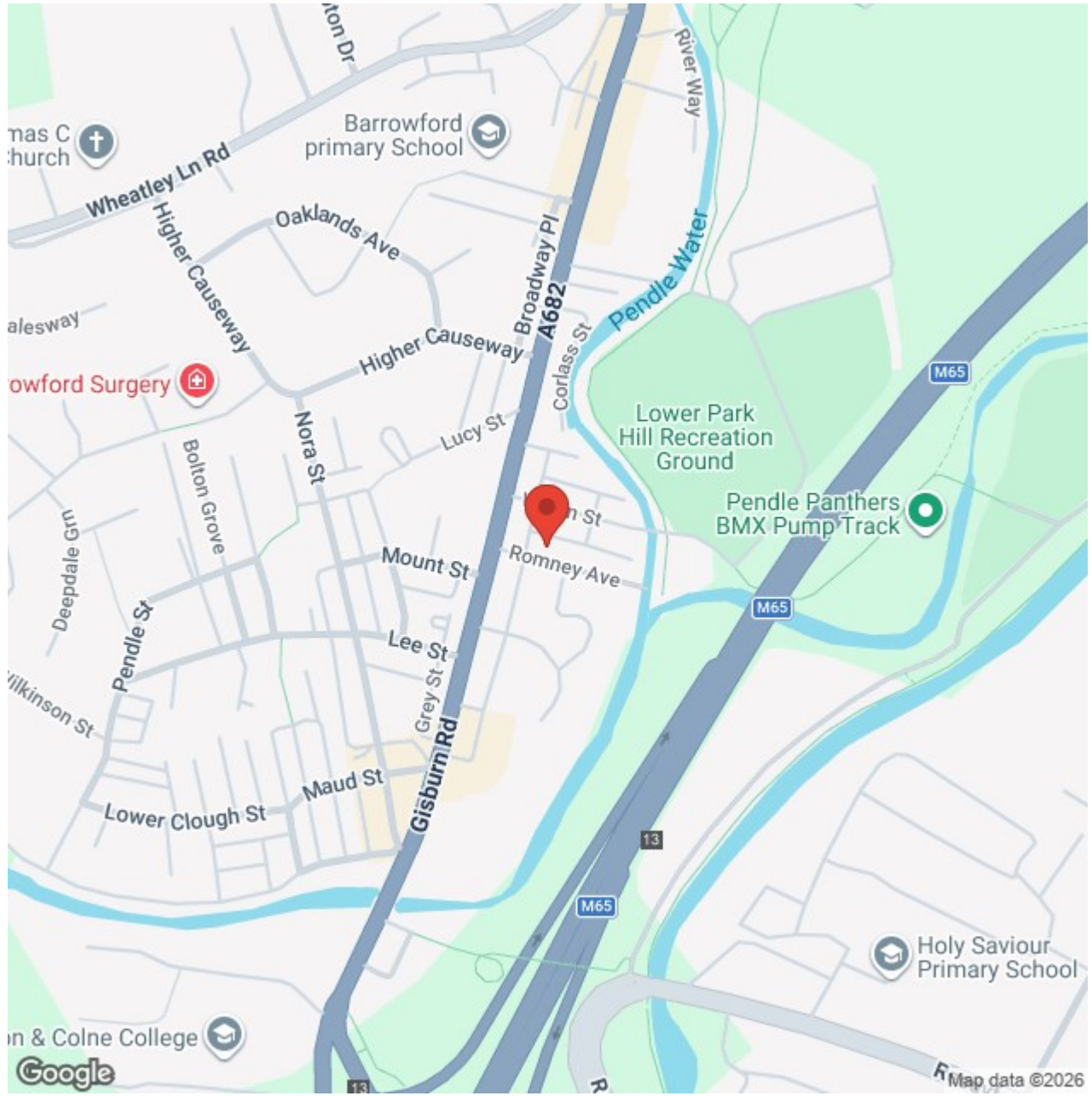
Romney Avenue, Barrowford Offers In The Region Of £169,950

- Mid Terrace Home • Two Generous Bedrooms • Spacious Front Living Room • Fitted Dining Kitchen • Attractive Forecourt & Rear Yard • External Storage Shed Included

A well-presented two-bedroom mid terrace dwelling situated in the heart of the highly sought-after village of Barrowford. Offering well-proportioned accommodation throughout, this attractive home briefly comprises an entrance hallway, a spacious living room positioned to the front with feature fireplace and a fitted dining kitchen to the rear with access out onto the enclosed yard.

To the first floor are two generous bedrooms together with a larger-than-average family bathroom fitted with a three-piece suite and shower enclosure. Externally the property benefits from a beautifully presented enclosed forecourt to the front and an enclosed rear yard with the added advantage of a substantial external storage shed. Conveniently located close to local amenities, well-regarded schools, countryside walks and excellent transport links via the M65, this property would make an ideal purchase for a range of buyers.







Lancashire

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GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

A spacious and welcoming reception room positioned to the front of the property, presented with neutral décor and centred around a contemporary inset feature fireplace creating an attractive focal point. The room offers excellent proportions for a range of furniture configurations and benefits from a large front-facing window which allows plenty of natural light to fill the space throughout the day. Finished with coving and soft tones, this is a comfortable and versatile room ideal for both relaxing and entertaining.

KITCHEN

Positioned to the rear of the property, this fitted kitchen has been designed to make excellent use of the available space and offers a good range of matching wall and base units with contrasting work surfaces and tiled splashbacks. Incorporating an inset sink, integrated oven with gas hob and extractor over, there is further space for freestanding appliances and a small dining area, creating a practical space for day-to-day living. A large window and rear access door allow for plenty of natural light whilst providing direct access out to the rear yard and external storage.

FIRST FLOOR / LANDING

BEDROOM ONE

A well-proportioned double bedroom positioned to the front of the property, offering ample space for a large bed and accompanying bedroom furniture. A generous front-facing window allows plenty of natural light to flow into the room whilst enjoying an open outlook over the forecourt. This comfortable room presents an excellent blank canvas for a purchaser to personalise and create a relaxing principal bedroom space.

BEDROOM TWO

A second well-sized bedroom positioned to the rear of the property, offering versatile accommodation to suit a variety of needs including a guest bedroom, home office or dressing room. Benefiting from a large rear-facing window allowing for good levels of natural light, the room provides space for bedroom furnishings and presents an excellent opportunity for a purchaser to modernise and personalise to their own taste.

BATHROOM

A generously sized bathroom fitted with a three-piece suite comprising a pedestal wash basin, low-level WC and a corner panelled bath with shower enclosure. Finished with complementary tiled elevations and benefiting from a frosted window allowing for natural light whilst maintaining privacy, the room offers a bright and practical space for everyday use. There is also the added benefit of a heated towel rail and useful storage for toiletries and linens.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/romney-ave-bford>

LOCATION

Situated in the heart of the ever-popular village of Barrowford, this property enjoys a highly desirable position with an excellent range of amenities all within comfortable walking distance. The village centre offers an excellent selection of independent cafés, restaurants, bars, boutiques and everyday conveniences together with larger supermarkets and local services. Barrowford is particularly well regarded for its community feel and attractive surroundings, with scenic countryside walks close by including access towards Pendle Hill and nearby open countryside. There are well-regarded primary and secondary schools within the area, excellent transport links to neighbouring towns and villages, and convenient access onto the M65 motorway network, making this an ideal location for commuters travelling towards Burnley, Preston and beyond.

PUBLISHING

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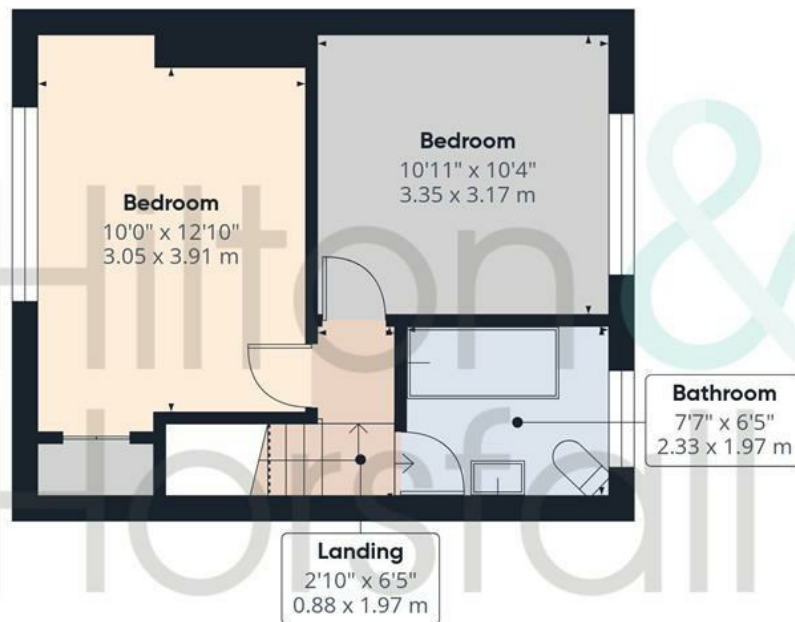
OUTSIDE

Externally, the property enjoys a particularly attractive and low-maintenance frontage with an enclosed forecourt garden providing a pleasant space to sit out and enjoy the surroundings whilst creating excellent kerb appeal from the outset. To the rear is an enclosed yard area designed for ease of maintenance with paved seating areas and gated access together with the added benefit of a substantial external storage shed, ideal for general storage, bicycles and outdoor equipment. Overall, the outside space offers practicality with minimal upkeep required.



Ground Floor

Approximate total area⁽¹⁾
675 ft²
62.7 m²



Floor 1



(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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