







Hilton &  
Horsfall



BB9 6AP

## Springbank, Barrowford

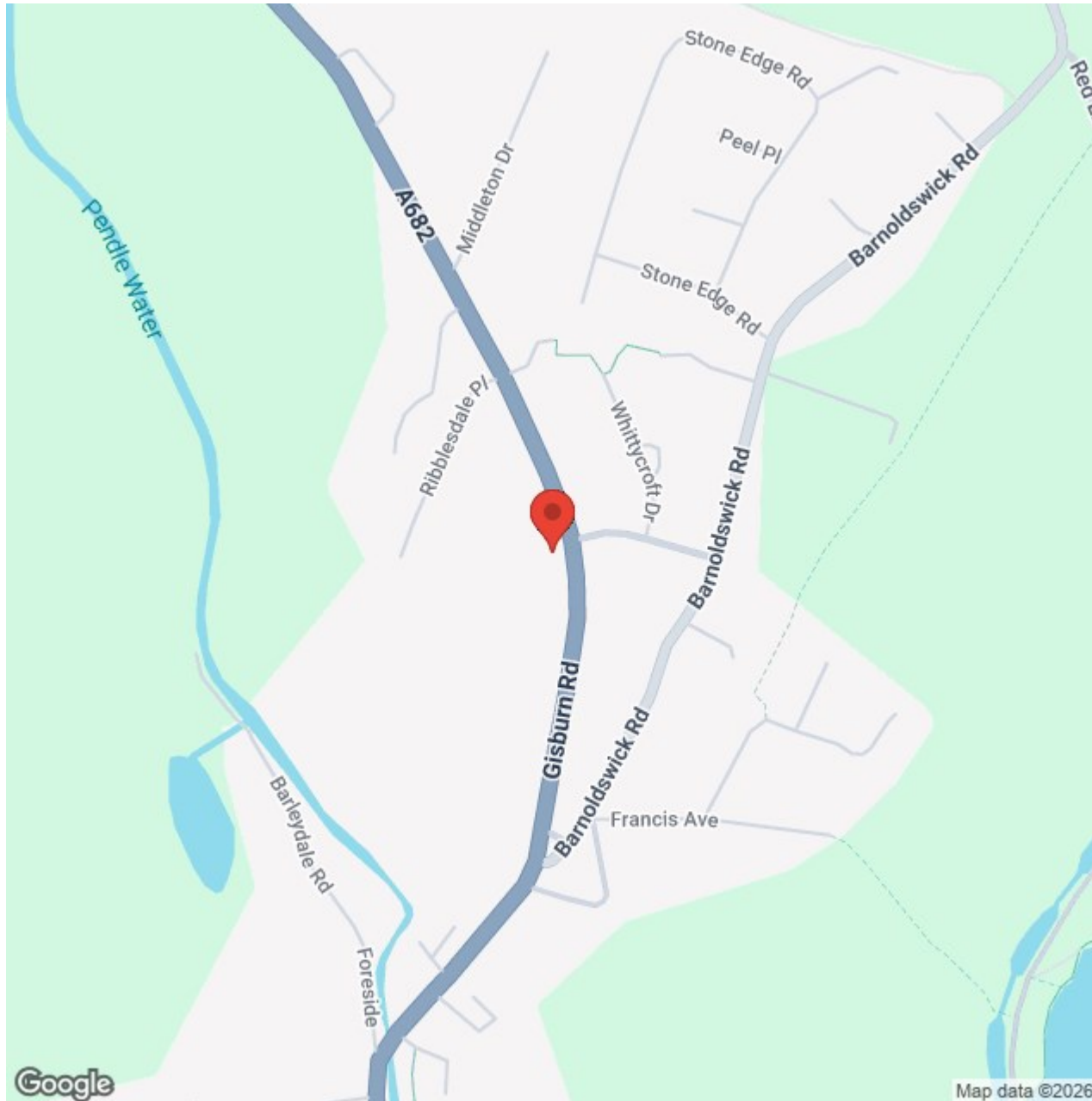
### Offers In The Region Of £325,000

- Bay fronted elevated mid terrace home
- Three well proportioned bedrooms
- Spacious living room and separate sitting / dining room
- Large breakfast kitchen with access to cellar utility
- Useful attic room offering versatile additional space
- Generous rear garden with yard area
- Parking to rear

Situated in the highly desirable village of Barrowford, this spacious bay-fronted, elevated mid-terrace family home offers well-proportioned living accommodation arranged over three floors. The property briefly comprises an entrance hallway, a bright and welcoming bay-fronted living room, a second sitting / dining room, and a generous breakfast kitchen with access to the rear yard and down to a useful cellar currently utilised as a utility and storage area. To the first floor are three bedrooms and a family bathroom, while a staircase leads to a versatile attic room which provides excellent additional space suitable for a variety of uses. Externally, the property benefits from a forecourt garden to the front, a rear yard, and a generous garden beyond which is mainly laid to lawn with a paved patio area, creating a fantastic outdoor space for relaxing or entertaining.











# Lancashire

Situated in the highly desirable village of Barrowford, this spacious bay-fronted, elevated mid-terrace family home offers well-proportioned living accommodation arranged over three floors. The property briefly comprises an entrance hallway, a bright and welcoming bay-fronted living room, a second sitting / dining room, and a generous breakfast kitchen with access to the rear yard and down to a useful cellar currently utilised as a utility and storage area. To the first floor are three bedrooms and a family bathroom, while a staircase leads to a versatile attic room which provides excellent additional space suitable for a variety of uses. Externally, the property benefits from a forecourt garden to the front, a rear yard, and a generous garden beyond which is mainly laid to lawn with a paved patio area, creating a fantastic outdoor space for relaxing or entertaining.

## GROUND FLOOR

### ENTRANCE VESTIBULE

### HALLWAY

### LIVING ROOM 16'0" x 13'6" (4.90m x 4.14m)

A spacious and beautifully presented living room positioned to the front of the property, featuring a large bay window allowing for an abundance of natural light. The room showcases attractive decorative coving and ceiling detailing, complemented by a charming feature fireplace with inset gas fire and decorative surround, creating a warm and inviting focal point. Offering ample space for furniture, this elegant reception room provides the perfect setting for relaxing or entertaining guests.

### SITTING / DINING ROOM 13'9" x 11'10" (4.21m x 3.63m)

Another generously sized reception room positioned to the rear of the property, offering excellent versatility as a second sitting room or formal dining space. The room features attractive decorative coving and ceiling detailing, along with a feature fireplace with inset gas fire and wooden surround, creating a pleasant focal point. A window to the rear elevation allows for natural light, and the space comfortably accommodates both lounge and dining furniture if desired.

### BREAKFAST KITCHEN 17'2" x 10'5" (5.24m x 3.18m)

A spacious breakfast kitchen fitted with a range of matching wall and base units with contrasting work surfaces, incorporating a gas hob with extractor over and integrated double oven. The room offers ample space for a family dining table, making it a practical and sociable area for everyday living. Two windows to the rear elevation allow for plenty of natural light, while a door provides access to the rear yard and external garden area, along with access down to the cellar, which is currently utilised as a useful utility and storage space.

### CELLAR 15'9" x 13'6" (4.81m x 4.13m)

A useful and spacious cellar area currently utilised as a utility and storage space, providing plumbing for a washing machine along with

ample room for additional appliances and household storage. This practical lower ground floor area offers excellent additional space and could suit a variety of uses depending on requirements.

## FIRST FLOOR / LANDING

### BEDROOM ONE 13'3" x 18'0" (4.04m x 5.51m)

A generous double bedroom positioned to the front of the property, enjoying excellent natural light from two windows to the front elevation. This spacious room comfortably accommodates a large bed along with additional bedroom furniture and offers pleasant elevated views.

### BEDROOM TWO 13'10" x 12'0" (4.23m x 3.67m)

Another well-proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden. The room offers ample space for bedroom furniture and benefits from a large window allowing for plenty of natural light.

### BEDROOM THREE 8'0" x 10'4" (2.46m x 3.17m)

A comfortable third bedroom positioned to the rear of the property with a window overlooking the garden. The room would make an ideal child's bedroom, home office or study, offering space for bedroom furniture.

### BATHROOM 5'6" x 7'4" (1.70m x 2.26m)

Fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash basin and low level WC. The room also benefits from tiled splashbacks and a window to the side elevation, allowing for natural light and ventilation.

## STAIRS TO THE ATTIC

### ATTIC ROOM 14'11" x 16'9" (4.56m x 5.11m)

A useful and versatile attic room accessed via a staircase from the first-floor landing. The space benefits from Velux roof windows allowing for natural light and offers excellent additional accommodation which could suit a variety of uses such as a home office, hobby room, storage space or occasional guest room.

## 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/springbank-bford>

## LOCATION

Situated in the highly sought-after village of Barrowford, this property enjoys a convenient position within close proximity to a wide range of local amenities. The village centre offers an excellent selection of independent shops, cafés, restaurants and bars, along with popular establishments such as Booths supermarket and the well-regarded Holmefield House and Park. The area is also well placed for highly regarded local schools, scenic countryside walks and provides excellent transport links with easy access to the M65 motorway network, making it ideal for those commuting to surrounding towns and cities including Burnley, Colne, Preston and Manchester.

## PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

## 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. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.





Hilton &  
Horsfall





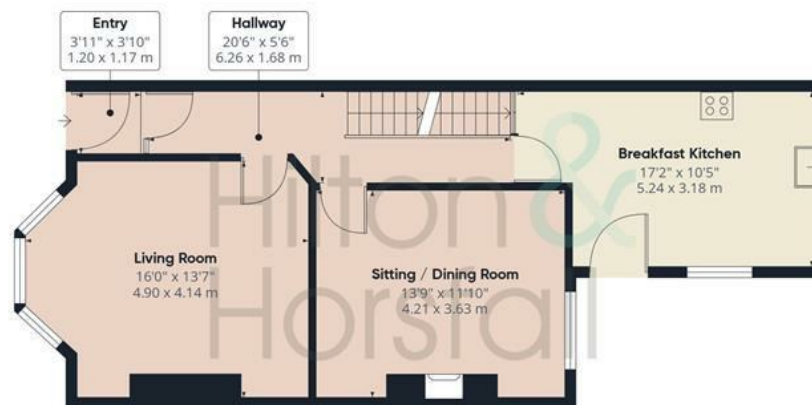
## OUTSIDE

To the front of the property is a forecourt garden with stone wall boundary and steps leading up to the elevated entrance, enhancing the attractive bay-fronted façade. To the rear of the house is a private enclosed yard, providing a practical outdoor space directly accessed from the kitchen. Beyond this, the property enjoys a generous garden, predominantly laid to lawn and established hedging and fencing, creating a pleasant space ideal for relaxing or entertaining.





Floor -1



Ground Floor

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

1682 ft<sup>2</sup>

156.2 m<sup>2</sup>



Floor 1



Floor 2

(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.











Hilton &  
Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. 01282 560024