



Hilton &
Horsfall

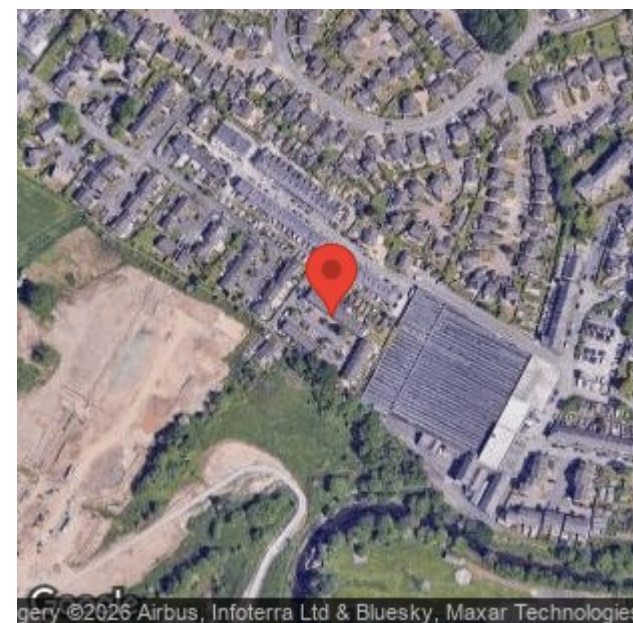
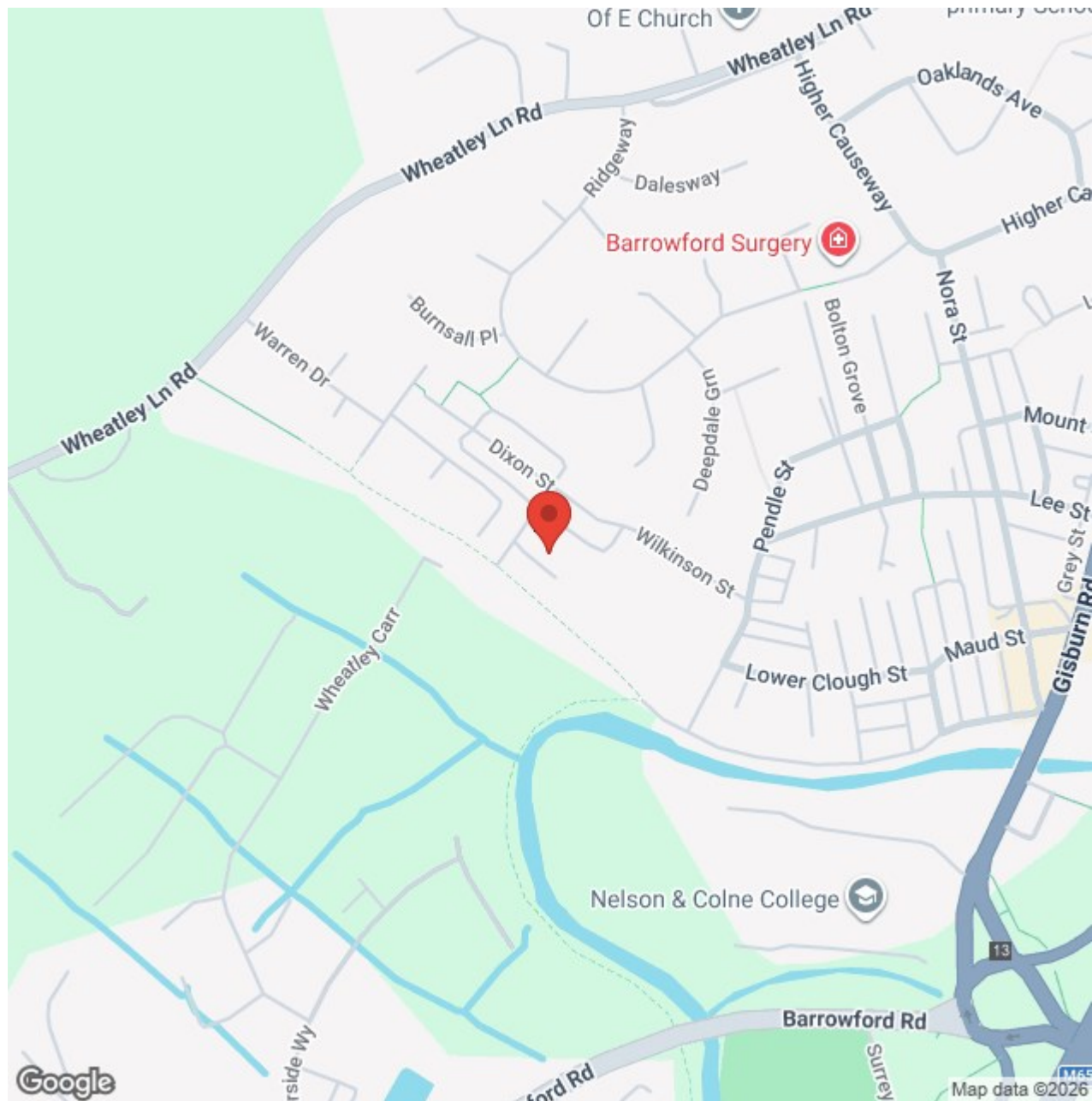
St Michaels Court, Lower Laithe Drive, Barrowford

Offers Over £199,950

- Well-presented two-bedroom mid-terrace property
- Gas boiler installed in 2017 and recently serviced
- Contemporary breakfast kitchen with central island
- Stylish first-floor shower room
- Off-road parking to the front
- Low-maintenance rear garden with raised decking
- Underfloor heating to the first-floor shower room
- Newly installed front windows and composite entrance door
- Updated 18th edition consumer unit
- Karndean-style flooring throughout the ground floor

This well-presented two-bedroom mid property is situated within the popular St Michaels Court development in the heart of Barrowford. The home has been thoughtfully updated and improved by the current owner, offering a modern, ready-to-move-into finish ideal for first-time buyers, downsizers or those seeking a low-maintenance home in a highly regarded village location. Internally, the accommodation comprises a welcoming living room to the front with Karndean-style flooring, leading through to a contemporary breakfast kitchen to the rear with central island and patio doors opening onto the rear garden. To the first floor are two bedrooms, including a spacious principal bedroom that was originally two rooms and has been reconfigured to create a generous main bedroom, along with a stylish shower room benefitting from underfloor heating. Further improvements include newly installed front windows and composite entrance door, a modern 18th edition consumer unit and a gas boiler installed in 2017, which has been serviced recently. Externally, the property benefits from off-road parking to the front and a low-maintenance rear garden with raised decking.







Lancashire

This well-presented two-bedroom mid property is situated within the popular St Michaels Court development in the heart of Barrowford. The home has been thoughtfully updated and improved by the current owner, offering a modern, ready-to-move-into finish ideal for first-time buyers, downsizers or those seeking a low-maintenance home in a highly regarded village location. Internally, the accommodation comprises a welcoming living room to the front with Karndean-style flooring, leading through to a contemporary breakfast kitchen to the rear with central island and patio doors opening onto the rear garden. To the first floor are two bedrooms, including a spacious principal bedroom that was originally two rooms and has been reconfigured to create a generous main bedroom, along with a stylish shower room benefitting from underfloor heating. Further improvements include newly installed front windows and composite entrance door, a modern 18th edition consumer unit and a gas boiler installed in 2017, which has been serviced recently. Externally, the property benefits from off-road parking to the front and a low-maintenance rear garden with raised decking.

GROUND FLOOR

ENTRANCE HALL

With access to the living room and a staircase leading to the first floor.

LIVING ROOM 12'9" x 12'9" (3.91m x 3.90m)

A well-presented living room positioned to the front of the property, finished in a modern grey colour palette and benefitting from an attractive wood-panel feature wall with wall-mounted television point. The room enjoys ample natural light via the front-facing window and is complemented by recessed ceiling spotlights, contemporary flooring and a vertical radiator. An open doorway provides a smooth flow through to the breakfast kitchen, making the space ideal for both everyday living and entertaining.

BREAKFAST KITCHEN 16'2" x 10'9" (4.95m x 3.30m)

Situated to the rear of the property, the modern breakfast kitchen has been finished to a high standard and enjoys a bright, open feel. The kitchen is fitted with a range of sleek, handle-less wall and base units with complementary work surfaces, incorporating an integrated oven and induction hob with

ceiling-mounted extractor. A central island provides additional preparation space and breakfast seating, with an inset sink and mixer tap. The space is flooded with natural light via a rear window and patio doors, which open directly onto the rear garden and decked area, making it ideal for both everyday living and entertaining.

FIRST FLOOR / LANDING

The first floor landing provides access to both bedrooms and the modern shower room and is finished in a light, neutral décor. The space benefits from fitted carpet, a loft access hatch and a radiator, creating a bright and practical central hub to the upper floor.

BEDROOM ONE 16'2" x 11'1" (4.94m x 3.39m)

Positioned to the front of the property, Bedroom One is a generous double room that was originally configured as two bedrooms and has since been remodelled to create one spacious and versatile principal bedroom. The room is finished in a modern neutral décor and benefits from fitted carpet, recessed ceiling spotlights and two front-facing windows providing excellent natural light. The space comfortably accommodates bedroom furniture along with additional areas for seating or home working, making it a flexible and well-proportioned main bedroom.

BEDROOM TWO 9'4" x 10'0" (2.85m x 3.06m)

Bedroom Two is positioned to the rear of the property and offers a well-proportioned room, ideal for use as a guest bedroom, home office or nursery. Finished in a neutral décor with fitted carpet, the room benefits from a rear-facing window providing natural light and a radiator, creating a comfortable and versatile additional bedroom.

SHOWER ROOM 6'5" x 5'3" (1.97m x 1.62m)

The modern shower room is positioned to the rear of the property and has been finished with stylish contemporary tiling. The suite comprises a walk-in shower with glass screen, wall-mounted wash basin, low-level WC and chrome fittings. Additional features include a frosted window providing natural light and ventilation, along with a clean, modern finish throughout.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/st-michaels-court-bford>

LOCATION

St Michaels Court is a popular residential development situated in the heart of Barrowford, a highly regarded Pendle village known for its community feel and excellent amenities. The property is conveniently positioned within walking distance of local shops, cafés, bars and restaurants, along with well-regarded schools and everyday facilities. Excellent transport links are close by, with easy access to the M65 motorway network, connecting to Burnley, Preston and beyond, making this an ideal location for both commuters and those seeking village living with accessibility.

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.

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

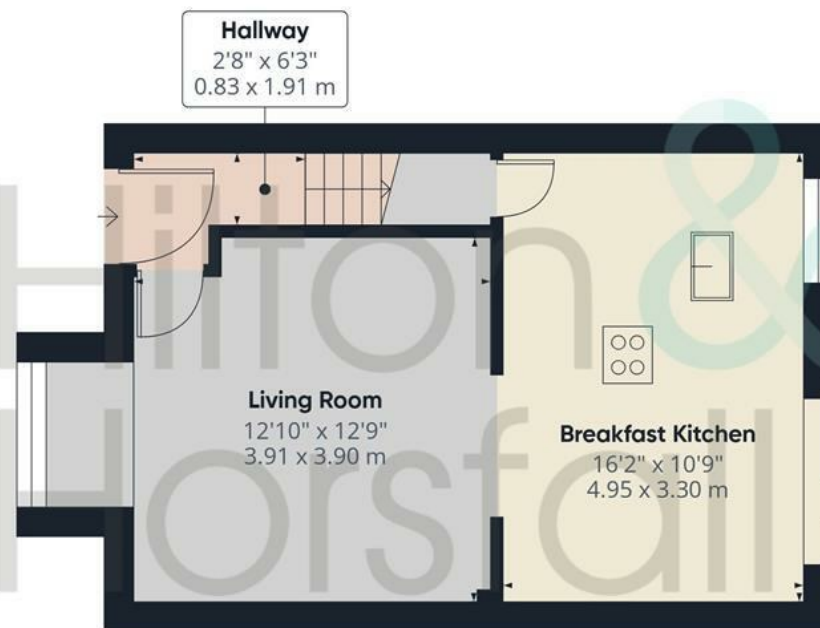


BB9 8NU

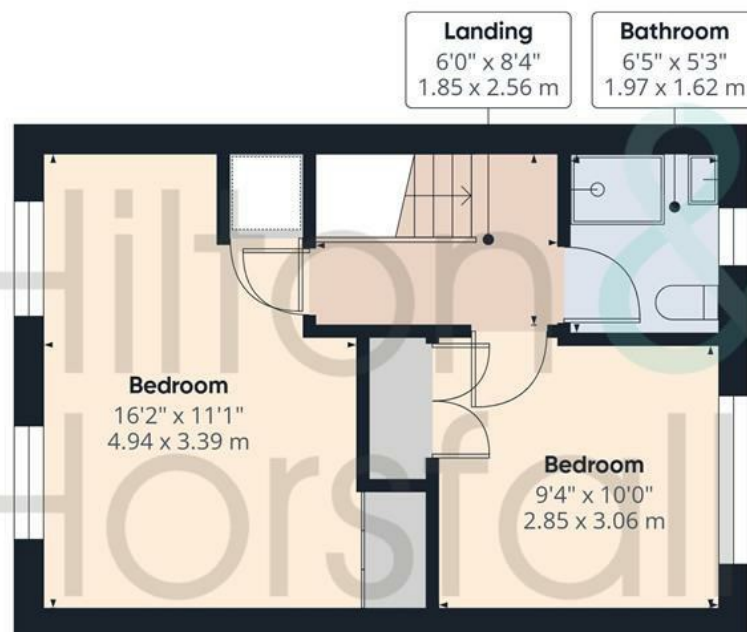
OUTSIDE

To the front of the property is off-road parking, providing convenient private parking. To the rear is a low-maintenance garden area featuring a raised decked seating space, ideal for outdoor dining and relaxing, along with an additional paved area and a useful garden shed. The rear space offers a practical and private outdoor area that complements the internal living accommodation.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

739 ft²

68.6 m²

(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
t. 01282 560024