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Horsfall

BB9 6AU

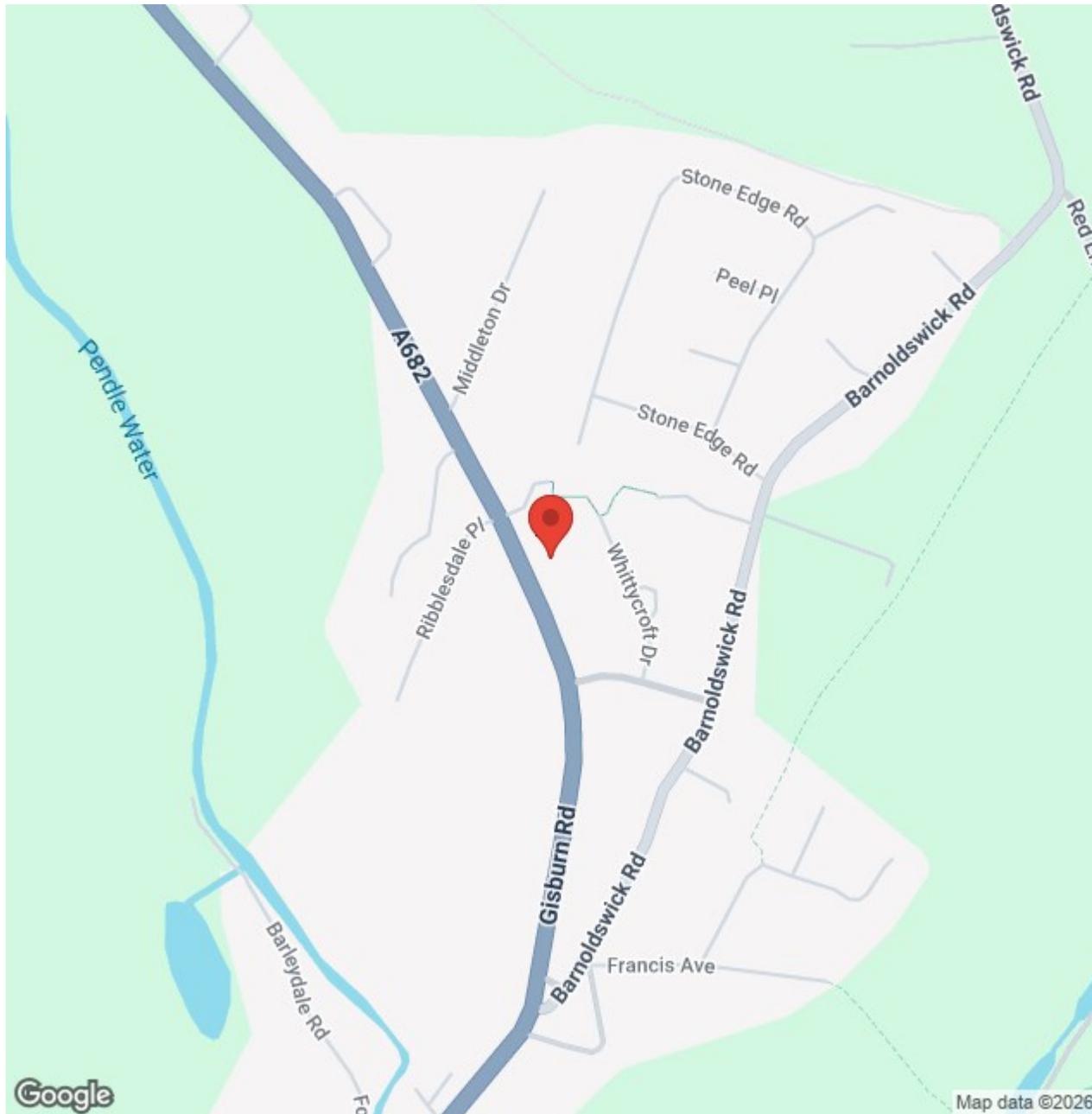
## Gisburn Road, Barrowford

### Offers In The Region Of £349,950

- Fully refurbished throughout
- Two spacious reception rooms
- Contemporary fitted kitchen
- Stylish modern bathroom & ground floor WC
- Driveway, detached garage & garden
- Offered with no onward chain

This beautifully refurbished three-bedroom semi-detached home is situated in a highly sought-after area of Barrowford, within walking distance of local schools, shops, and village amenities. Finished to an exceptional standard throughout, the property offers a stylish blend of modern design and classic character, featuring two generous reception rooms, a contemporary fitted kitchen, and a luxurious family bathroom. Externally, the property benefits from a private driveway providing off-road parking, a detached garage, and a good-sized rear garden with newly laid patio area—perfect for outdoor entertaining. Offered for sale with no onward chain, this stunning home is ready to move into and ideal for families or professionals seeking quality, comfort, and convenience in one of Pendle's most desirable locations.







## Lancashire

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### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### HALLWAY 13'5" x 4'3" (4.10m x 1.31m)

A welcoming entrance hallway setting the tone for the home's modern yet characterful style. The space features a part-glazed entrance door with decorative side panels, wood-effect flooring, and a carpeted staircase leading to the first floor. Finished in neutral tones with crisp white walls and traditional detailing, it provides access to the ground floor accommodation and cloakroom/WC.

#### LIVING ROOM 13'1" x 14'3" (3.99m x 4.35m)

A beautifully presented bay-fronted reception room positioned to the front elevation of the property. This elegant space has been fully refurbished throughout and features a contemporary neutral décor with plush fitted carpet, crisp white walls, and a feature fireplace housing a modern log-burning stove set upon a slate hearth with a rustic wooden mantle. The large bay window floods the room with natural light while offering pleasant views towards the front garden. A perfect setting for relaxing or entertaining.

#### SITTING ROOM 11'9" x 12'9" (3.59m x 3.90m)

A bright and versatile second reception room located to the rear of the property, enjoying a lovely outlook over the garden. This room has been tastefully refurbished and finished in a neutral palette with quality wood-effect flooring and crisp white walls, creating a clean and modern feel. Large sliding patio doors provide an abundance of natural light and open directly onto the paved patio and garden, making this the ideal space for dining, entertaining, or relaxing with family.

#### KITCHEN 12'1" x 9'3" (3.70m x 2.82m)

A stunning contemporary kitchen, newly fitted with a sleek range of handleless wall and base units complemented by contrasting dark work surfaces and matching upstands. This stylish space features integrated appliances including an oven, microwave, induction hob with modern extractor, and a washing machine, while a composite

sink with matt black mixer tap sits beneath a bright rear-facing window. The kitchen is finished with high-quality wood-effect flooring, inset ceiling spotlights, and a half-glazed door leading out to the side of the property. Designed with both functionality and style in mind, it forms the perfect hub of the home.

#### GROUND FLOOR WC

A newly installed two-piece suite comprising a low-level WC and wall-mounted wash basin with tiled splashback. Finished in neutral tones with modern fittings and wood-effect flooring, this practical addition complements the property's contemporary style and provides convenient facilities on the ground floor.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 13'0" x 14'3" (3.98m x 4.35m)

A spacious and beautifully presented double bedroom positioned to the front elevation of the property. This bright room features a large bay window allowing for an abundance of natural light and pleasant views across Gisburn Road. Finished in a neutral décor with plush fitted carpet, crisp white walls, and a modern oak internal door, it offers a calm and inviting atmosphere — perfect as the principal bedroom.

#### BEDROOM TWO 11'8" x 12'10" (3.58m x 3.92m)

A generous double bedroom situated to the rear elevation, overlooking the garden. This bright and airy space benefits from a large window allowing plenty of natural light to fill the room. Finished in soft neutral tones with plush fitted carpet and a modern oak door, the room offers a peaceful retreat — ideal as a guest room, children's bedroom, or comfortable home office.

#### BEDROOM THREE 8'4" x 7'1" (2.56m x 2.18m)

A well-proportioned single bedroom located to the front elevation. Finished to the same high standard as the rest of the home, this room features a plush fitted carpet, crisp white walls, and a modern oak internal door. Perfect for use as a child's bedroom, nursery, dressing room, or home office, it offers versatility to suit a range of needs.

#### BATHROOM 8'3" x 9'3" (2.52m x 2.82m)

A beautifully appointed family bathroom finished to an exceptional standard, featuring a contemporary three-piece suite in white comprising a panelled bath with rainfall shower and glass screen, wall-mounted vanity wash basin, and low-level WC. The room is enhanced by stylish modern tiling, a matt black shower and fittings, a matching heated towel rail, and a backlit illuminated mirror. The neutral tones and clean design create a luxurious yet relaxing feel.

### LOCATION

Perfectly positioned on Gisburn Road in the heart of Barrowford, this property enjoys easy access to an excellent range of local amenities including independent shops, cafés, and popular restaurants. Barrowford Park, Booths supermarket, and well-regarded primary and

secondary schools are all within walking distance. For commuters, the M65 motorway network and nearby railway stations at Nelson and Colne provide convenient links to surrounding towns and cities.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/gisburn-rd-barrowford>

### 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.

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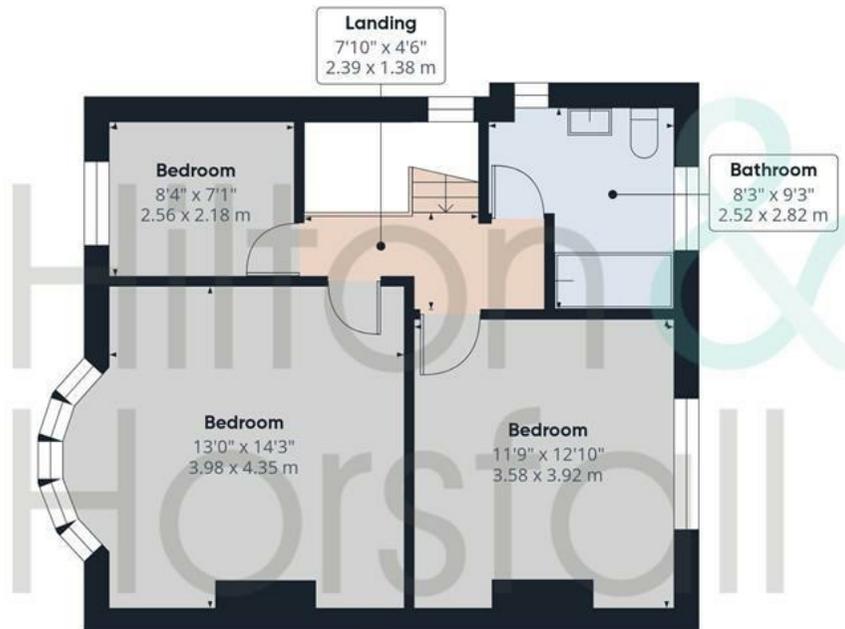
## OUTSIDE

Externally, the property sits on a generous plot with a neatly maintained lawned garden and a long driveway to the front providing ample off-road parking. To the rear is a fully enclosed garden featuring a newly laid patio area and a further lawn—ideal for outdoor dining, entertaining, or family time. A detached garage offers additional storage or secure parking.





Ground Floor



Floor 1

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

1091 ft<sup>2</sup>

101.3 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

0.2 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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# Hilton & Horsfall

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