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55 Gisburn Road  
Barrowford  
BB9 8ND



## For Sale

Price £135,000

- Beautifully presented mid-terraced home
- Within walking distance of shops, cafés and Barrowford Park
- Ideal for a first time buyer
- Excellent commuter links via the M65 motorway network
- Welcoming open plan living room with electric feature fire

- Modern dining kitchen with built-in appliances
- Two generous double bedrooms
- Stylish three-piece bathroom with walk-in shower
- Gated forecourt to the front and enclosed rear outdoor space
- Private off-road parking for one vehicle



A beautifully presented two-bedroom mid-terraced home, ideally positioned in the heart of Barrowford village, this charming property offers stylish accommodation within walking distance of local amenities, independent cafés, shops, and the scenic Barrowford Park. Convenient access to the M65 also provides excellent commuter links to Burnley, Preston, Manchester and beyond.

To the front of the property is a neat gated forecourt, creating an attractive first impression and a welcoming approach. To the rear, a further enclosed forecourt offers a private and low-maintenance outdoor area, ideal for relaxing or entertaining.

The accommodation has been finished to an exceptional standard throughout and is ready for immediate occupation. The ground floor boasts a beautifully presented open plan living room, thoughtfully designed with tasteful décor and centred around a charming electric feature fire, creating a warm and inviting atmosphere.

Flowing seamlessly from the lounge is a modern dining kitchen fitted with contemporary units and a range of high-quality built-in appliances. Offering ample dining space, it provides a practical yet stylish environment for everyday family living and hosting guests alike.

To the first floor are two generously sized double bedrooms alongside a sleek and modern bathroom incorporating a walk-in shower. The vendor has advised that the property has been soundproofed, adding an extra level of comfort and privacy.

Further benefits include uPVC double glazing, gas fired central heating, and private off-road parking for one vehicle to the rear, making this an ideal purchase for first-time buyers or downsizers alike.



Total area: approx. 76.0 sq. metres (818.2 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



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