



Hilton &
Horsfall

BB9 6DD

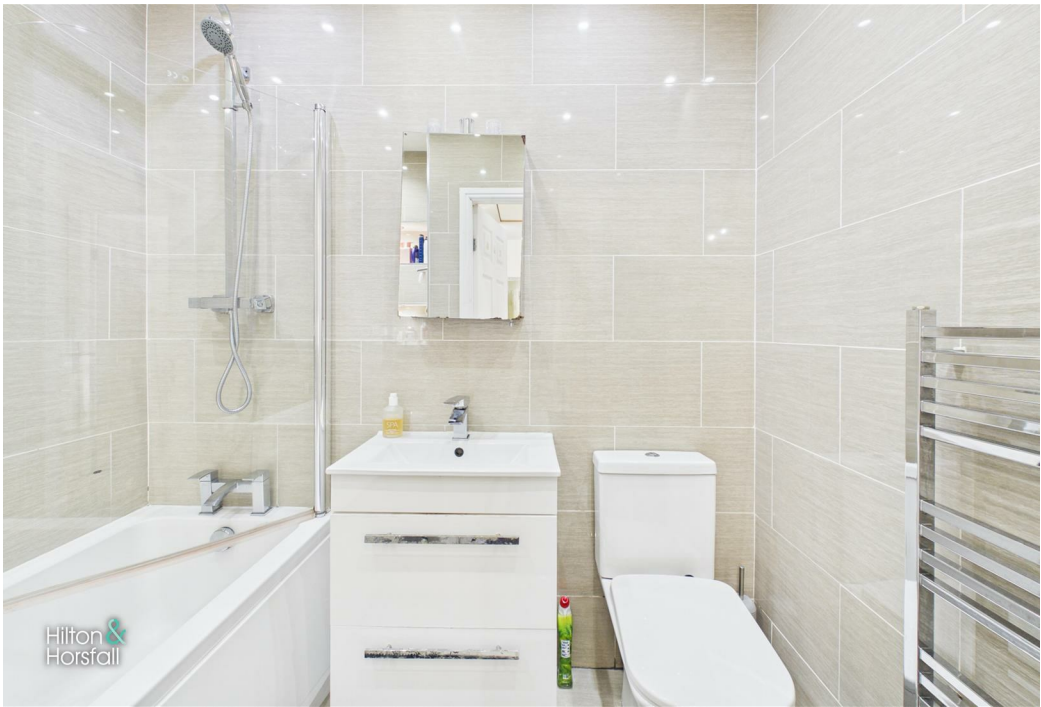
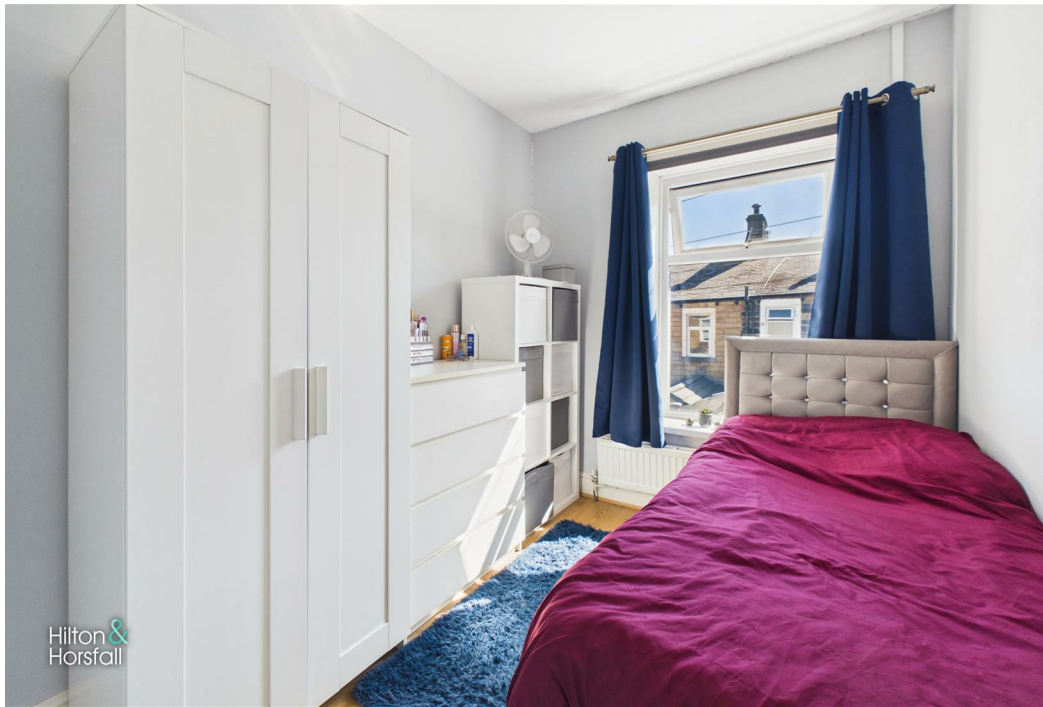
Fife Street, Barrowford

£150,000

- Three-bedroom mid-terrace
- Two spacious reception rooms
- Modern fitted kitchen
- Contemporary three-piece bathroom
- Substantial attic space with conversion potential, subject to regulations
- Enclosed paved rear yard

A well-presented three-bedroom mid-terrace offering spacious and versatile accommodation arranged over three floors. The ground floor includes a welcoming entrance hallway, a front sitting room with a feature fireplace, a generous second reception room providing space for both lounge and dining furniture, and a modern fitted kitchen positioned to the rear. To the first floor are three bedrooms and a contemporary three-piece bathroom, while the substantial attic space offers excellent potential for conversion, subject to the necessary planning permissions and building regulations. Externally, the property benefits from an enclosed rear yard and is conveniently situated within easy reach of Barrowford's local amenities, schools and transport links.





Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance hallway accessed through a uPVC front door with decorative glazing and an overhead window. The hallway features wood-effect flooring, access to the front sitting room and a staircase rising to the first floor.

SITTING ROOM 11'10" x 11'11" (3.63m x 3.64m)

A well-proportioned reception room positioned to the front of the property, featuring a large window allowing plenty of natural light, wood-effect flooring and a central fireplace forming an attractive focal point. Recessed ceiling spotlights and wall lighting complete the room.

LIVING ROOM 13'10" x 15'10" (4.22m x 4.83m)

A spacious and versatile second reception room offering ample space for both lounge and dining furniture. Positioned to the rear, the room benefits from a window providing natural light, wood-effect flooring, modern décor and useful access to the kitchen and hallway.

KITCHEN 15'9" x 5'8" (4.82m x 1.75m)

A modern fitted kitchen positioned to the rear, featuring a range of gloss wall and base units with contrasting work surfaces and tiled splashbacks. Integrated appliances include an oven and gas hob, while a sink unit is set

beneath the rear window. The room also benefits from recessed ceiling spotlights, tiled flooring and an external door providing access to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 11'9" x 15'5" (3.60m x 4.71m)

A particularly spacious double bedroom positioned to the front of the property, featuring a large window providing plenty of natural light. The room offers ample space for a full range of freestanding bedroom furniture and benefits from recessed ceiling spotlights, neutral décor and fitted carpeting.

BEDROOM TWO 10'6" x 7'9" (3.22m x 2.37m)

A well-presented bedroom positioned to the rear of the property, with a window providing natural light. The room offers space for bedroom furniture and is currently arranged with a bed, wardrobe and study area, making it equally suitable as a child's bedroom, guest room or home office.

BEDROOM THREE 9'8" x 7'6" (2.95m x 2.29m)

A neatly presented third bedroom positioned to the rear of the property, with a window providing good natural light. The room offers space for a bed and freestanding storage furniture, making it suitable as a child's bedroom, guest room or home office.

BATHROOM 7'2" x 4'2" (2.19m x 1.28m)

A modern three-piece bathroom fitted with a panelled bath and overhead shower, a vanity wash basin with storage beneath, and a low-level WC. The room is finished with contemporary wall tiling and also benefits from a chrome heated towel rail.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/fife-street-barrowford>

LOCATION

Situated on Fife Street in the popular village of Barrowford, the property is conveniently positioned for a range of local shops, cafés, schools and everyday amenities. Barrowford also offers excellent access to nearby towns including

Nelson, Colne and Burnley, while the M65 motorway network is within easy reach for those commuting across East Lancashire and beyond.

PUBLISHING

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OUTSIDE

Externally, the property benefits from an enclosed paved rear yard with gated access to the rear alley. The yard provides a practical outdoor space for seating, bin storage and everyday use, with direct access into the kitchen.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1342 ft²

124.7 m²

Reduced headroom

281 ft²

26.1 m²

(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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