



Hilton &
Horsfall

BB9 6HZ

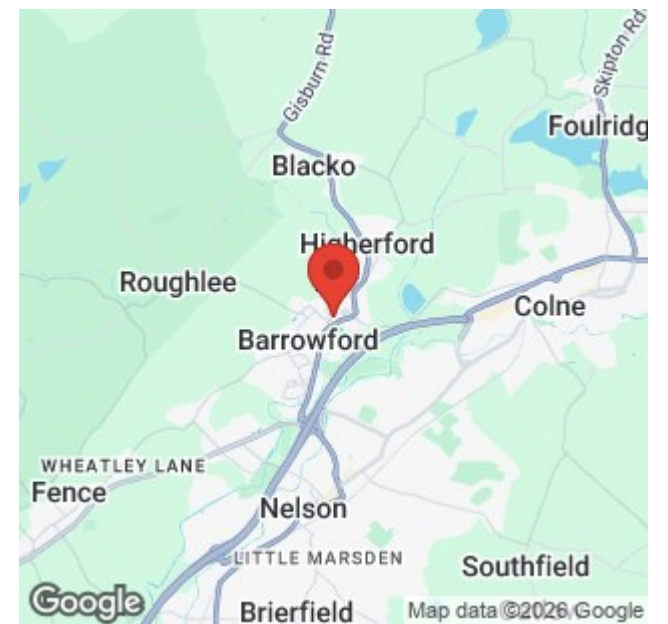
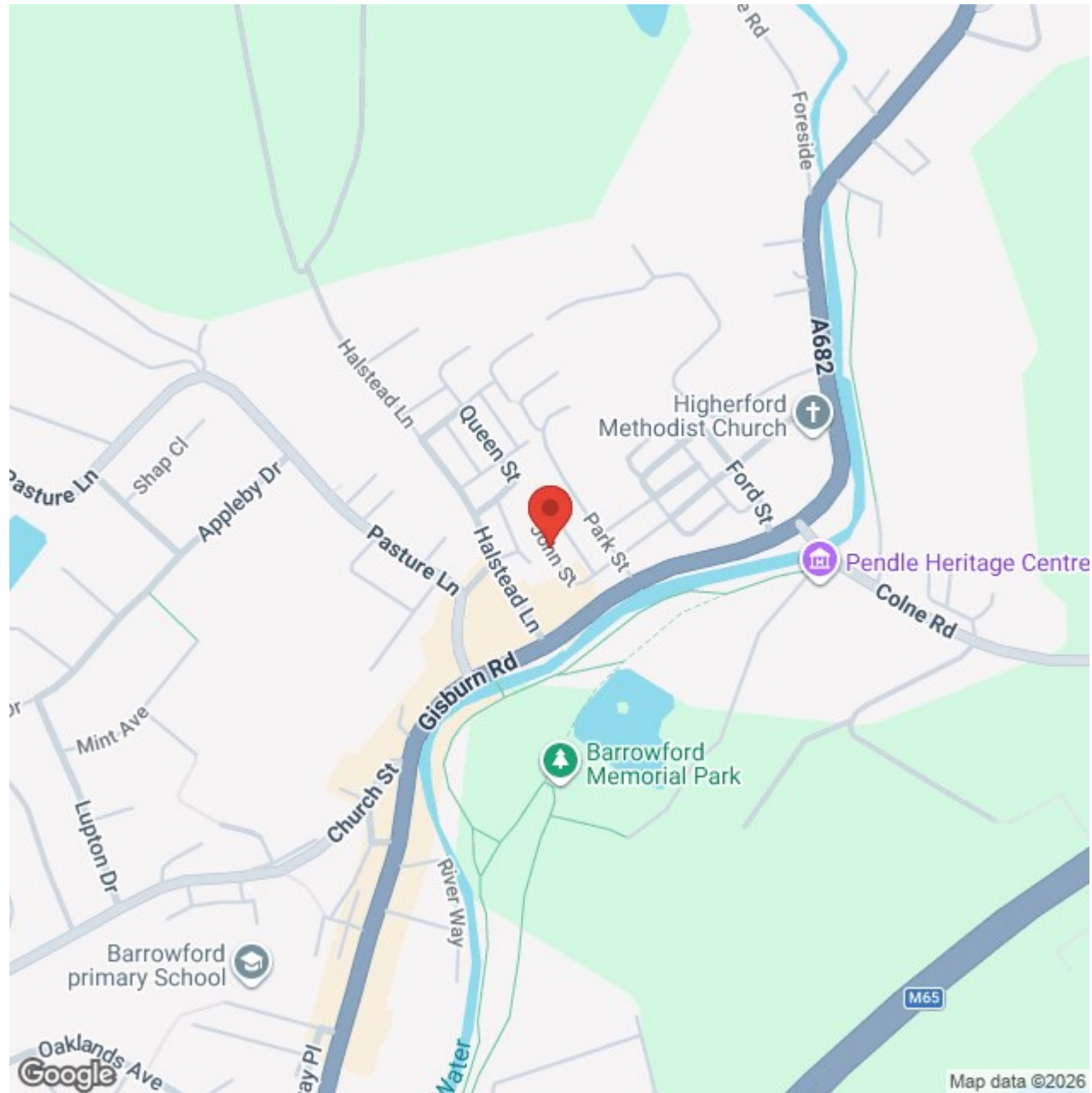
John Street, Barrowford

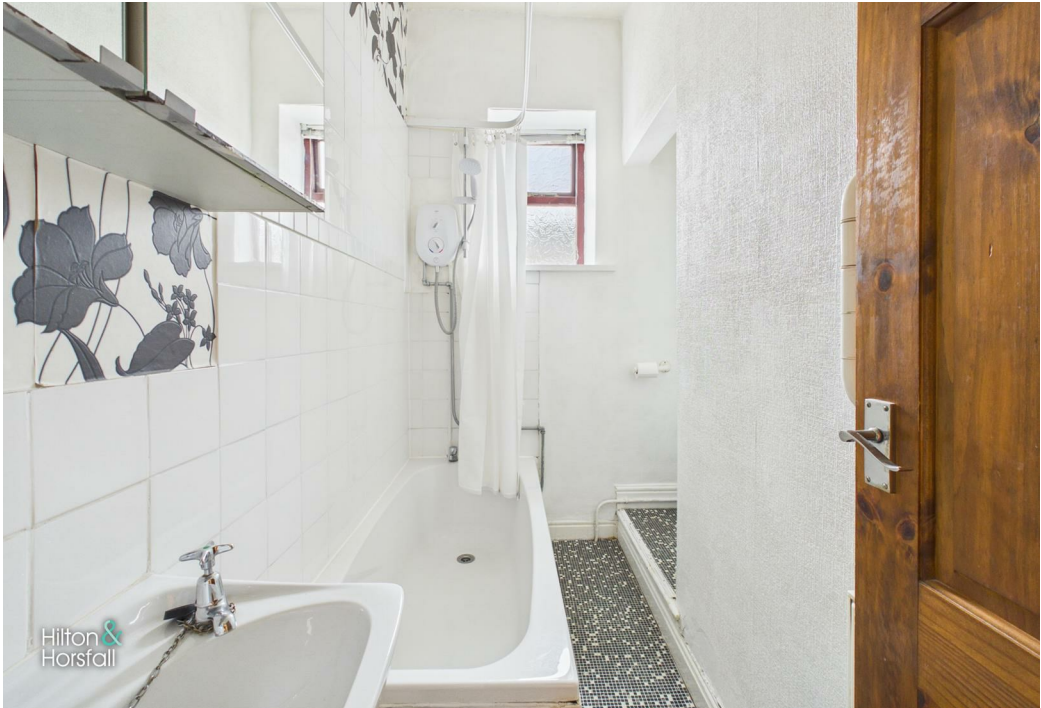
Offers In The Region Of £139,950

- Mid terrace dwelling
- Two bedrooms
- Recently installed kitchen
- Enclosed rear yard
- Stone built property
- No onward chain

Situated in the sought after village of Barrowford, this well presented stone built mid terrace dwelling offers deceptively spacious accommodation arranged over two floors. The property briefly comprises a generous living room to the front, a recently installed modern dining kitchen to the rear, two bedrooms and a three piece bathroom suite. Externally there is an enclosed low maintenance rear yard, while to the front the property enjoys attractive kerb appeal with traditional stone elevations. Conveniently located close to local amenities, schools, transport links and the M65 motorway network, this property would make an ideal first time purchase or buy to let investment. Offered to the market with no onward chain.







Lancashire

Situated in the sought after village of Barrowford, this well presented stone built mid terrace dwelling offers deceptively spacious accommodation arranged over two floors. The property briefly comprises a generous living room to the front, a recently installed modern dining kitchen to the rear, two bedrooms and a three piece bathroom suite. Externally there is an enclosed low maintenance rear yard, while to the front the property enjoys attractive kerb appeal with traditional stone elevations. Conveniently located close to local amenities, schools, transport links and the M65 motorway network, this property would make an ideal first time purchase or buy to let investment. Offered to the market with no onward chain.

GROUND FLOOR

LIVING ROOM 13'6" x 13'3" (4.13m x 4.06m)

A spacious and inviting living room positioned to the front of the property, benefiting from a large window allowing in plenty of natural light. The room features neutral décor, fitted carpeting and a decorative fireplace with stone surround creating an attractive focal point. Double glazed doors lead through to the kitchen, while the generous proportions provide ample space for a range of furniture.

KITCHEN 10'6" x 10'9" (3.22m x 3.29m)

Recently installed and beautifully presented, the kitchen is fitted with a range of modern wall and base units with contrasting wood effect worktops, integrated oven, electric hob and extractor hood. The space benefits from stylish tiled splashbacks, ample room for dining and a window overlooking the enclosed rear yard, creating a bright and airy feel throughout. A rear door provides direct access out to the yard.

FIRST FLOOR / LANDING

BEDROOM ONE 13'6" x 13'5" (4.13m x 4.09m)

A well proportioned double bedroom positioned to the front of the property, offering ample space for bedroom furniture. The room benefits from a large window allowing for plenty of natural light, neutral décor, fitted carpeting and a pleasant bright and airy feel throughout.

BEDROOM TWO 6'6" x 10'8" (2.00m x 3.26m)

A second bedroom positioned to the rear of the property, ideal for use as a guest room, nursery or home office. The room benefits from a window overlooking the rear yard, fitted carpeting and space for freestanding furniture.

BATHROOM 3'10" x 7'8" (1.18m x 2.34m)

The bathroom comprises a three piece suite including a panelled bath with shower over, low level WC and pedestal wash basin. The room benefits from tiled splashbacks, fitted flooring and a frosted window allowing in natural light while maintaining privacy.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/johnstbarrowford>

LOCATION

Located in the ever popular village of Barrowford, this property enjoys a convenient position close to a wide range of local amenities including shops, cafés, supermarkets and transport links. Barrowford High Street is within walking distance and offers an excellent selection of restaurants, bars and independent retailers. The property is also ideally situated for access to Pendle Heritage Centre, Barrowford Memorial Park and scenic countryside walks, while commuters benefit from easy access onto the M65 motorway network providing links through to Burnley, 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

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.



BB9 6HZ

OUTSIDE

Externally the property benefits from attractive stone built elevations to the front. To the rear is an enclosed low maintenance yard offering ample space for outdoor seating and potted plants, with gated access to the rear alleyway.





Ground Floor

Approximate total area⁽¹⁾

624 ft²

57.9 m²



Floor 1

(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