





Hilton &  
Horsfall

BB9 8PL

## Dixon Street, Barrowford

### Offers In The Region Of £229,950

- End terrace family home
- Three well-sized bedrooms
- Two reception rooms
- Modern open-plan kitchen
- Lovely garden & patio area
- Detached garage to rear

A three-bedroom end terrace home, ideally located in the heart of Barrowford. Set within a peaceful residential street, this charming property blends character and warmth with modern family living.

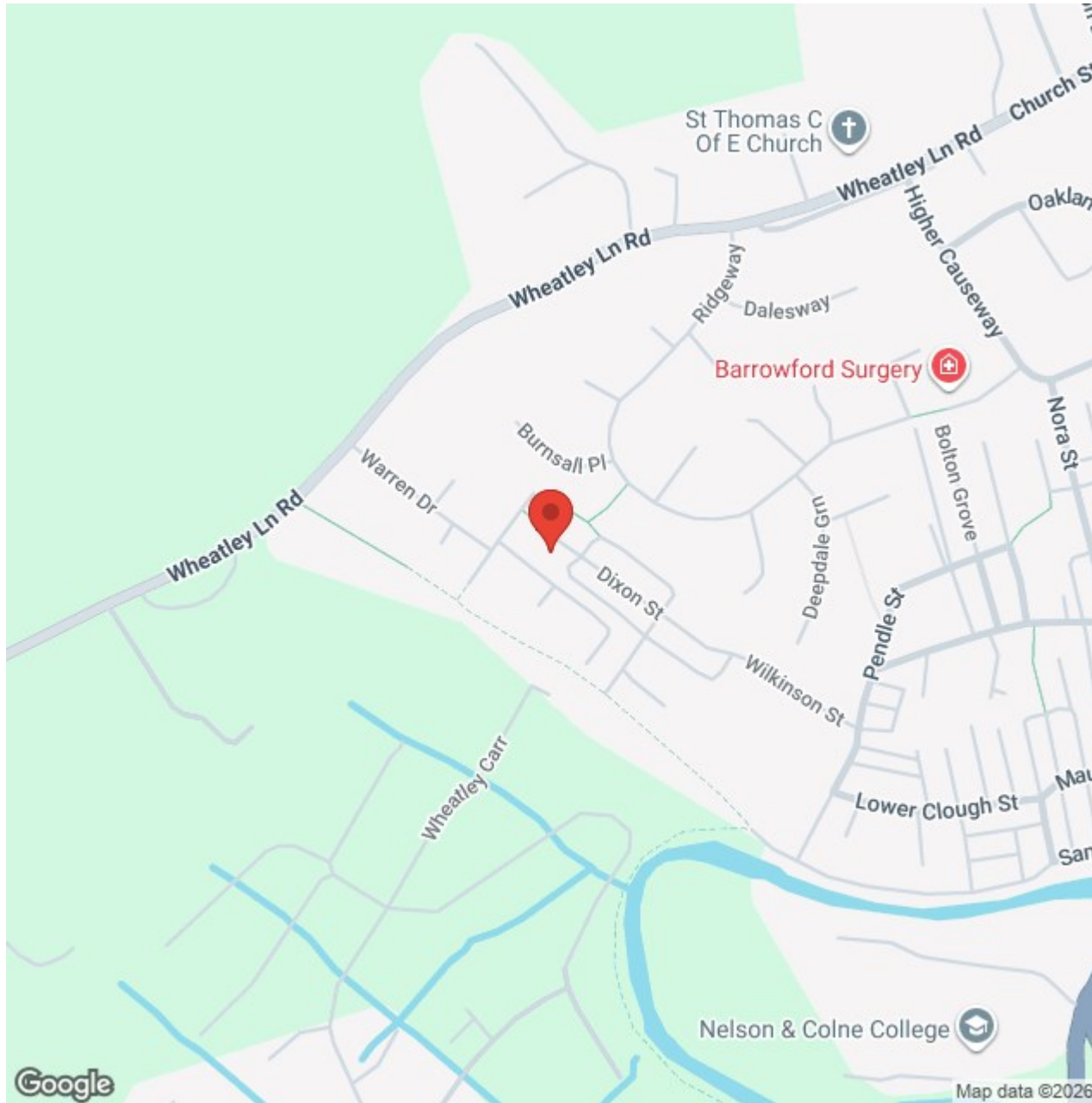
The ground floor offers generous living space with two reception rooms, including a cosy lounge with a stunning feature fireplace and large window to the front and patio doors to the rear. The adjoining open-plan kitchen and dining area enjoys a sociable layout, with wooden shaker-style cabinetry, integrated oven and hob, and access to a useful pantry/storage room.

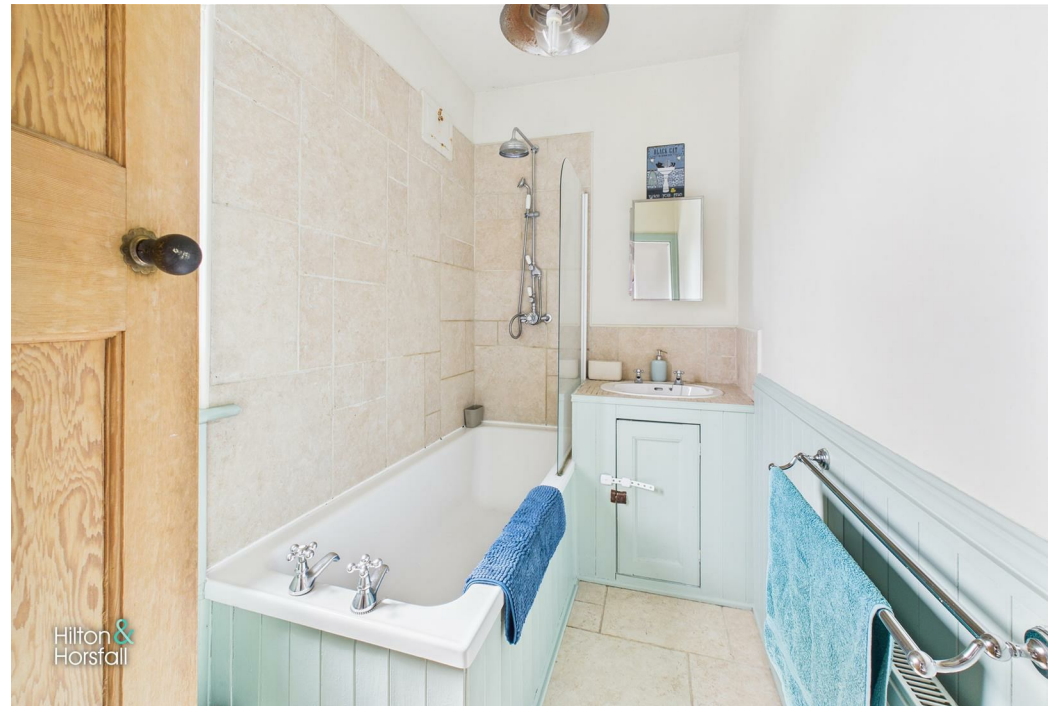
Upstairs, the home comprises three well-proportioned bedrooms. The main bedroom is bright and spacious with fitted wardrobes, while the second and third rooms offer lovely views and flexible space for children, guests, or home working. The family bathroom is tastefully finished with a panelled bath and overhead shower, complemented by a classic vanity unit.

Outside, the rear garden is perfect for relaxing and entertaining, with a raised deck, lawned area, and a lovely patio nook. A detached garage provides excellent storage and off-street parking via the rear lane.

This is a fantastic opportunity to purchase a well-loved family home in one of Barrowford's most popular locations — within easy reach of local shops, schools, parks, and commuter links.







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## Lancashire

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### GROUND FLOOR

#### ENTRANCE PORCH

#### HALLWAY

Welcoming entrance with access to the staircase and doorways to both main reception rooms.

#### LIVING ROOM

A bright and spacious room featuring a large front-facing window, beautiful period-style fireplace, neutral décor, and sliding patio doors opening out to the rear garden.

#### DINING AREA

A lovely second reception space, ideal for formal dining or family use, with feature fireplace and open plan flow into the kitchen.

#### KITCHEN

Well-equipped kitchen fitted with solid wood cabinets, tiled splashbacks, integrated oven with gas hob, stainless steel extractor, and dual-aspect windows allowing plenty of natural light. Rear access to the garden and access to a pantry/storage area.

### FIRST FLOOR / LANDING

#### BEDROOM ONE

Spacious principal bedroom with fitted wardrobes, front-facing window, and stylish decor.

#### BEDROOM TWO

Another good-sized double bedroom overlooking the front, currently set as a children's bedroom.

#### BEDROOM THREE

A cosy single bedroom or ideal home office/nursery with rear-facing window.

#### BATHROOM

Three-piece suite comprising panelled bath with rainfall shower, low-level WC, and wash basin set in a fitted vanity. Part tiled walls and traditional-style radiator.

#### DETACHED GARAGE

providing great storage or secure parking.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/dixon-st-barrowford/>

#### LOCATION

One of Pendle's most sought-after residential villages. This charming location offers a fantastic balance of convenience and lifestyle, with a range of local amenities just a short walk away, including boutique shops, cafes, pubs, and a Booths supermarket. The property sits within the catchment area for highly regarded local primary and secondary schools, making it ideal for families. Barrowford Park and nearby riverside walks offer beautiful outdoor spaces right on your doorstep. For commuters, the M65 motorway is easily accessible, providing quick links to Burnley, Preston, and beyond, while nearby Nelson and Colne railway stations offer direct services to Leeds and Blackburn. Whether you're looking for countryside charm or urban convenience, this location has it all.

#### PUBLISHING

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#### 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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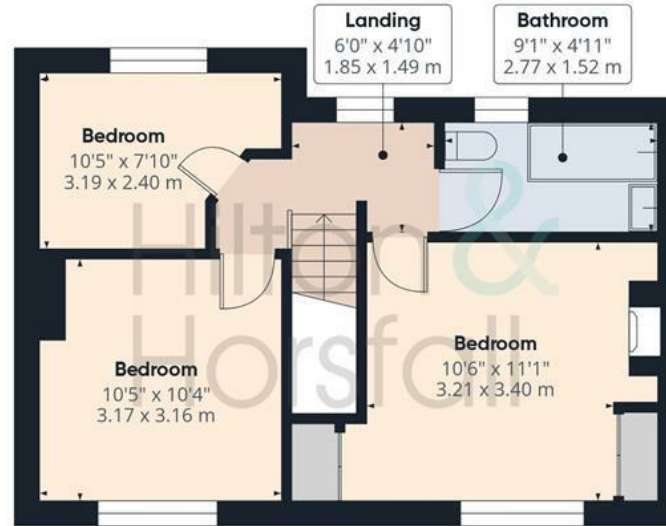
## OUTSIDE

To the rear, the garden offers a well-maintained lawn, a raised decked area for outdoor dining, a vibrant flower bed, and a stone-built seating area with privacy fencing. A wooden gate leads to the rear lane, where you'll find the detached garage (9'11" x 19'8" / 3.03m x 6.00m), providing great storage or secure parking.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>m</sup>

1055 ft<sup>2</sup>

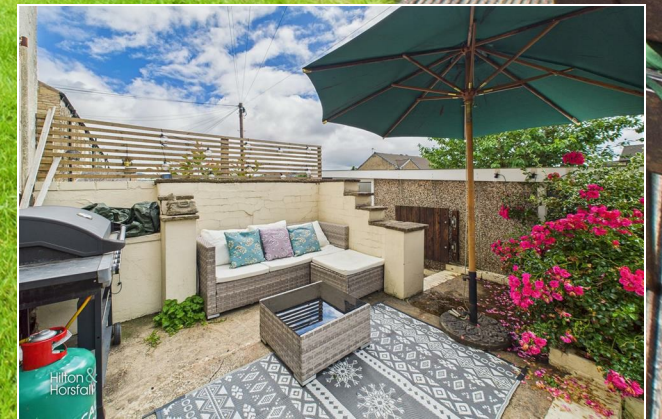
98 m<sup>2</sup>

(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.



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