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BB9 6HX

# Park Street, Barrowford

## £210,000

• Mid Terrace • Three Bedrooms • Two Reception Rooms • Modern 4-pc Bathroom • Popular Village Location • No Chain

Offered for sale with no onward chain, this three bedroom mid-terrace property on Park Street, Barrowford provides well-presented accommodation arranged over two floors, combining two generous reception spaces with a contemporary kitchen and an impressive first floor bathroom. The ground floor opens into a living room measuring 3.60m x 3.72m, presented in a light neutral scheme with herringbone-style flooring, recessed lighting and useful fitted storage. Beyond is the particularly spacious sitting room, measuring 4.19m x 4.18m, where a stove forms a focal point and French doors provide direct access to the rear yard. The sitting room flows naturally into the kitchen, which incorporates a range of sleek units, extensive work surfaces, integrated cooking appliances, hob, extractor and sink. To the first floor are three bedrooms, with the largest measuring 4.08m in length and incorporating space for wardrobes. The remaining two bedrooms provide additional accommodation suitable for a variety of requirements. Completing the first floor is a stylish bathroom with a freestanding bath, separate walk-in shower enclosure, wash basin with vanity storage and WC. Externally, the property benefits from an enclosed, low-maintenance rear yard with an artificial lawn and gated access. Positioned within the popular Pendle village of Barrowford, the property is well placed for the village's shops, cafés and amenities, with Barrowford Park and Pendle Heritage Centre also close by. The property is Freehold and falls within Council Tax Band B. Early viewing is recommended to appreciate the accommodation on offer.

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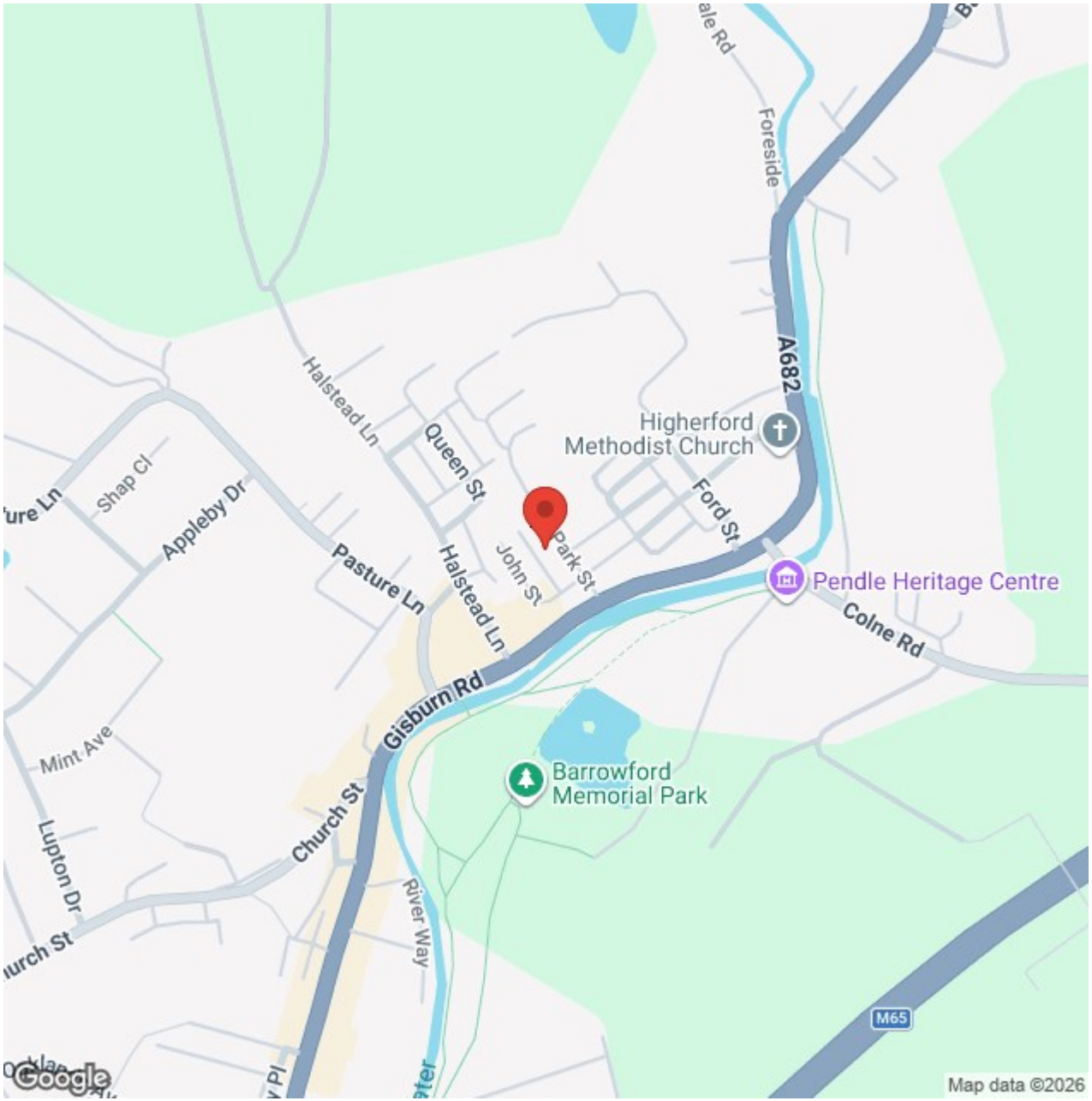
Foreside
A682
Higherford
Methodist Church
Halstead Ln
Queen St
Shap Cl
Appleby Dr
Pasture Ln
Halstead Ln
John St
Park St
Ford St
Pendle Heritage Centre
Colne Rd
Gisburn Rd
Mint Ave
Barrowford
Memorial Park
Church St
Lupton Dr
River Way
M65
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Gisburn Rd
Skipton Rd
Foulridg
Blacko
Higherford
Roughlee
Colne
Barrowford
WHEATLEY LANE
Fence
Nelson
LITTLE MARSDEN
Southfield
Brierfield
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# Lancashire

Offered for sale with no onward chain, this three bedroom mid-terrace property on Park Street, Barrowford provides well-presented accommodation arranged over two floors, combining two generous reception spaces with a contemporary kitchen and an impressive first floor bathroom. The ground floor opens into a living room measuring 3.60m x 3.72m, presented in a light neutral scheme with herringbone-style flooring, recessed lighting and useful fitted storage. Beyond is the particularly spacious sitting room, measuring 4.19m x 4.18m, where a stove forms a focal point and French doors provide direct access to the rear yard. The sitting room flows naturally into the kitchen, which incorporates a range of sleek units, extensive work surfaces, integrated cooking appliances, hob, extractor and sink. To the first floor are three bedrooms, with the largest measuring 4.08m in length and incorporating space for wardrobes. The remaining two bedrooms provide additional accommodation suitable for a variety of requirements. Completing the first floor is a stylish bathroom with a freestanding bath, separate walk-in shower enclosure, wash basin with vanity storage and WC. Externally, the property benefits from an enclosed, low-maintenance rear yard with an artificial lawn and gated access. Positioned within the popular Pendle village of Barrowford, the property is well placed for the village's shops, cafés and amenities, with Barrowford Park and Pendle Heritage Centre also close by. The property is Freehold and falls within Council Tax Band B. Early viewing is recommended to appreciate the accommodation on offer.

## GROUND FLOOR

### ENTRY
Entrance area providing access into the ground floor accommodation.

### LIVING ROOM 11'9" x 12'2" (3.60m x 3.72m)
A well-presented reception room with a front window, herringbone-style flooring, recessed ceiling lighting, radiator and useful fitted storage.

### SITTING ROOM 13'8" x 13'8" (4.19m x 4.18m)
A generous second reception room with herringbone-style flooring, recessed ceiling lighting and a stove forming the focal point. French doors provide direct access to the rear yard, while the room flows naturally into the adjoining kitchen.

### KITCHEN 12'10" x 4'7" (3.92m x 1.40m)
Fitted with a range of sleek wall and base units complemented by extensive work surfaces, together with integrated cooking appliances, hob, extractor, integrated washer and dryer and a sink. A rear window provides natural light, with the kitchen opening into the sitting room.

### GROUND FLOOR INNER HALL
Providing access between the ground floor accommodation and staircase to the first floor.

### FIRST FLOOR / LANDING
A light, neutral landing area providing access to the first floor accommodation.

### BEDROOM ONE 7'10" x 13'4" (2.39m x 4.08m)
A well-presented bedroom with a window providing natural light, ample space for wardrobes, neutral décor, carpeted flooring and a radiator.

### BEDROOM TWO 7'7" x 7'9" (2.32m x 2.38m)
A neutrally presented bedroom with a window providing natural light, carpeted flooring and decorative wall detailing.

### BEDROOM THREE 11'1" x 5'5" (3.38m x 1.67m)
A further bedroom with a window providing natural light, neutral décor, carpeted flooring and a radiator.

### BATHROOM 9'2" x 7'0" (2.81m x 2.15m)
An impressive bathroom comprising a freestanding bath, separate walk-in shower enclosure, WC and wash basin with vanity storage. Complemented by tiled surrounds, patterned flooring, recessed ceiling lighting, illuminated mirror and a heated towel rail.

### 360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/parkstreetbarrowford

### LOCATION
The property is situated in the popular Pendle village of Barrowford, which offers a good selection of independent shops, cafés and everyday amenities along Gisburn Road, together with Booths supermarket. Barrowford Park and Pendle Heritage Centre provide attractive local recreational facilities, while the Leeds and Liverpool Canal and surrounding Pendle countryside offer further opportunities for walking and outdoor pursuits. The village is conveniently positioned for access to the M65 and A682, providing road links towards neighbouring Nelson and Colne as well as the wider Pendle area. Rail services are available from nearby Colne and Nelson stations.

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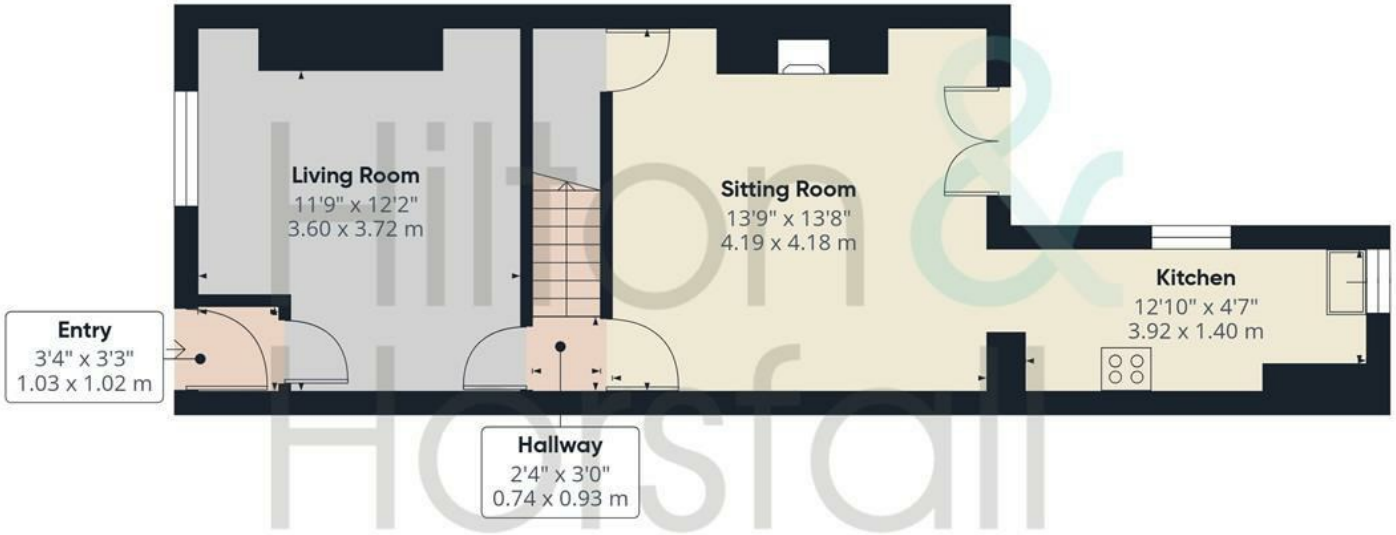
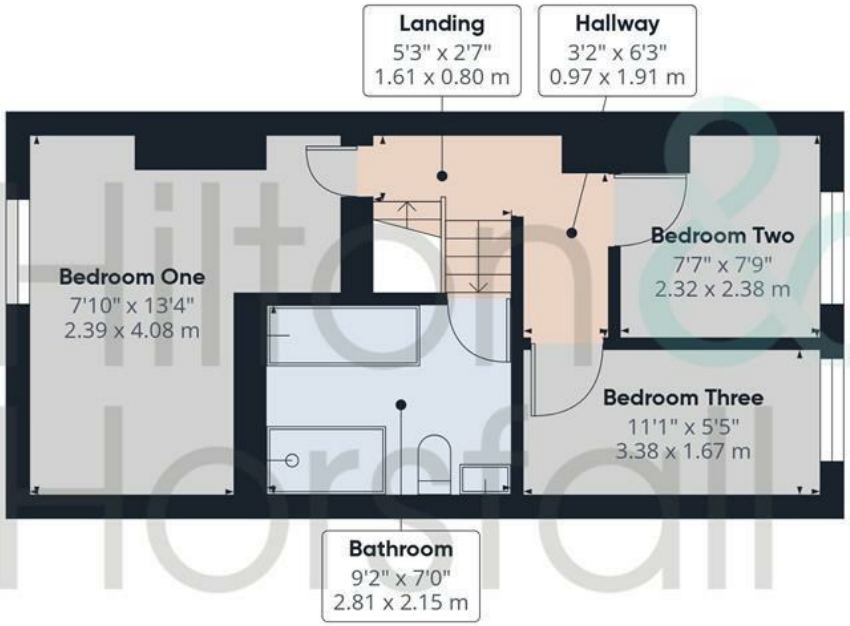
## OUTSIDE

To the rear is an enclosed, low-maintenance yard with an artificial lawn, providing a practical outside space directly accessible from the sitting room via French doors. Gated access is also provided from the rear.




Ground Floor



Floor 1

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**Approximate total area**(1)

794 ft²

73.8 m²

(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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