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35 Pasture Lane  
Barrowford  
BB9 6ES



## For Sale

- Modern mid-terrace cottage
- Sought after village location
- Ideal for a first time buyer or downsizer
- Walking distance of amenities
- Lounge

## Asking Price £165,000

- Fitted kitchen
- Two bedrooms
- Modern three piece bathroom
- Superb garden to the rear
- No chain



Situated on the ever-popular Pasture Lane in the heart of Barrowford, this charming two-bedroom terraced cottage is full of character and offers a rare opportunity to purchase a traditional home in a sought-after village location. Within easy reach of local shops, eateries, countryside walks, and transport links, it's perfectly suited to first-time buyers, professionals, or downsizers.

The property boasts a cosy and inviting living room to the front, ideal for relaxing or entertaining. To the rear is a fitted kitchen with a good range of base and wall units, providing space for everyday dining. While the kitchen does not provide direct access or overlook the garden, it offers practical functionality and could be updated to suit individual tastes.

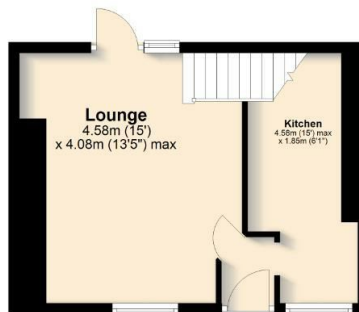
Upstairs, there are two bedrooms—a generous double to the front with room for freestanding furniture and a single bedroom to the rear, which could also serve as a home office or nursery. A three-piece bathroom suite in white completes the accommodation, featuring a panelled bath with overhead shower, wash basin, and WC.

A standout feature of this home is the superb garden to the rear, which is accessed via the lounge. Generously sized and well maintained, it offers a peaceful outdoor retreat with lawned areas, mature borders, and space for seating or planting.

Blending charm, location, and outdoor appeal, this attractive cottage on Pasture Lane is an ideal home for those seeking a character property in vibrant and desirable Barrowford.

### Ground Floor

Approx. 27.6 sq. metres (297.3 sq. feet)



### First Floor

Approx. 27.6 sq. metres (297.2 sq. feet)



Total area: approx. 55.2 sq. metres (594.4 sq. feet)

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



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