



Hilton &
Horsfall

BB9 6HZ

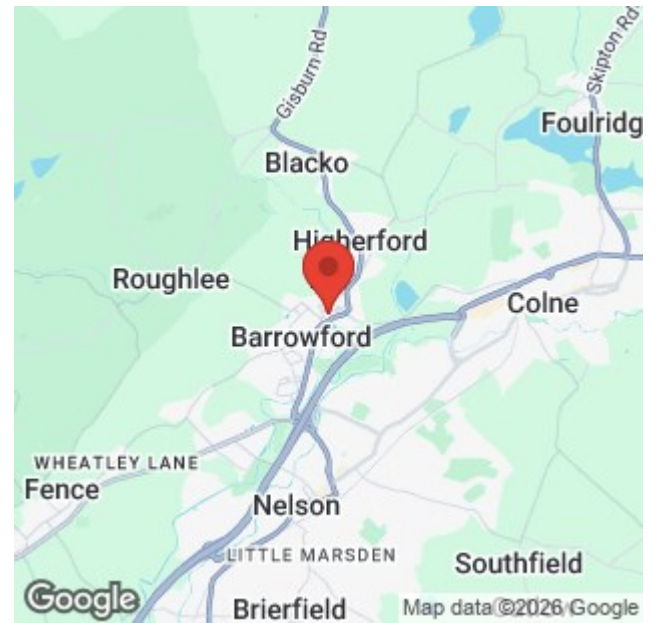
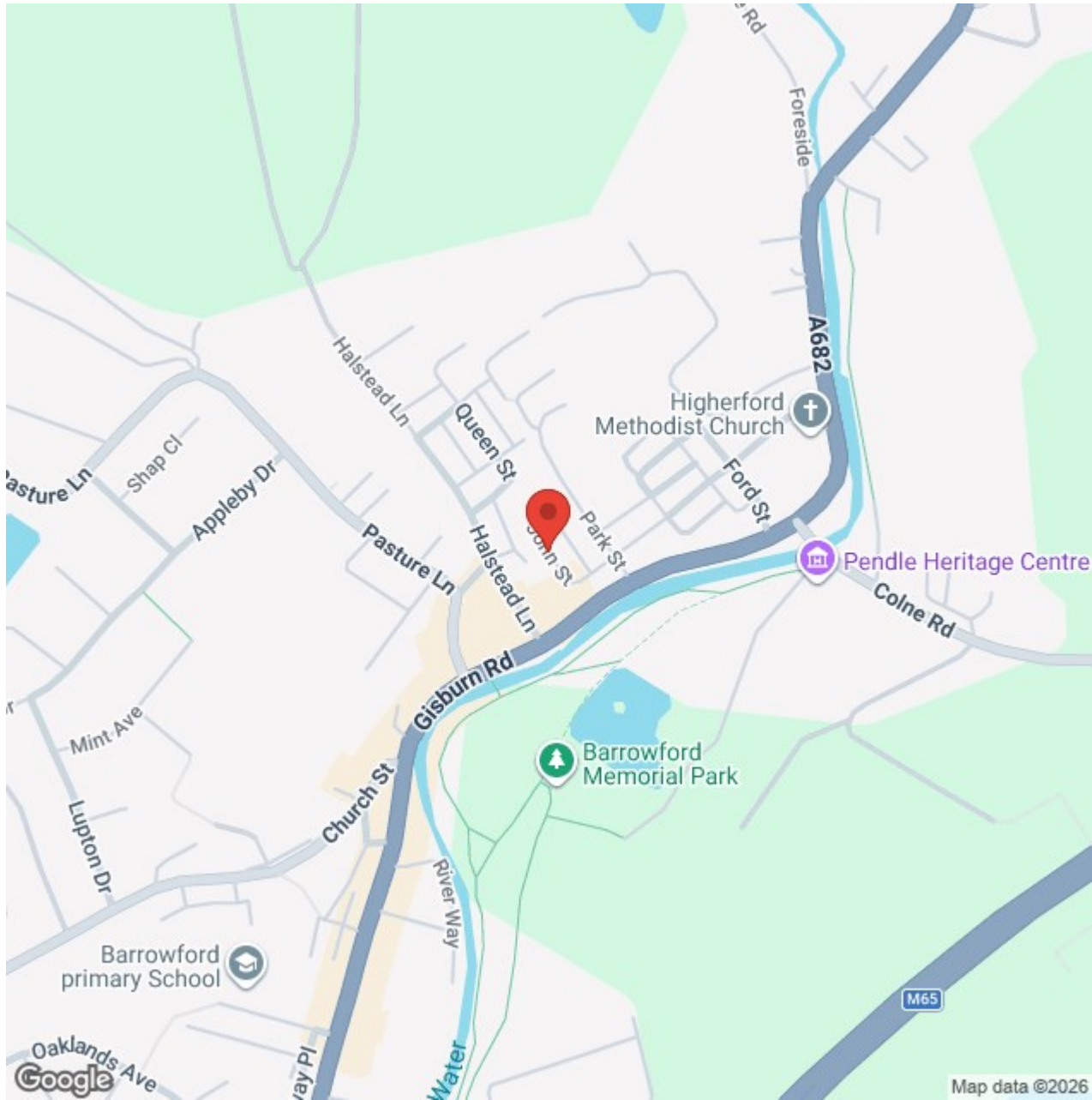
John Street, Barrowford

£795 Per Month

- Mid terrace dwelling
- Modern dining kitchen
- Spacious living room
- Enclosed rear yard with storage
- Available immediately
- Village Location

An attractive and well presented mid terrace dwelling situated within a highly convenient central Barrowford location. Offering well proportioned accommodation throughout, this property would be ideal for a single occupant or couple and briefly comprises of a spacious living room, modern dining kitchen, one generous double bedroom, an additional room currently utilised as a dressing room and a three piece bathroom suite. Externally the property benefits from an enclosed rear yard with useful storage space. Positioned within walking distance of local amenities, supermarkets, cafés and transport links, this property is available immediately and early viewing is highly recommended.







Lancashire

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GROUND FLOOR

LIVING ROOM 13'6" x 13'4" (4.12m x 4.07m)

A spacious and well presented living room having a uPVC front door, central heating radiator, television point, wall lighting, fitted storage cupboards and shelving, ceiling coving and a feature fireplace creating an attractive focal point within the room. With ample space for furniture and a uPVC double glazed window to the front elevation.

KITCHEN 10'6" x 10'8" (3.22m x 3.27m)

A modern dining kitchen fitted with a range of matching wall and base units with contrasting work surfaces, tiled splashbacks and inset sink with chrome mixer tap. Having an integrated electric oven with four ring gas hob and extractor hood over, space for dining furniture, central heating radiator, recessed spot lighting, understairs storage area, uPVC double glazed window overlooking the rear yard and a uPVC door leading out to the rear.

FIRST FLOOR / LANDING

BEDROOM ONE 13'6" x 13'4" (4.13m x 4.07m)

A generously sized double bedroom with wood effect flooring, central heating radiator, ceiling coving and a uPVC double glazed window to the front elevation allowing for plenty of natural light. A spacious room with ample space for freestanding bedroom furniture.

BEDROOM TWO / DRESSING ROOM 4'9" x 10'8" (1.47m x 3.26m)

Currently utilised as a dressing room, this useful additional room benefits from fitted wardrobes providing excellent storage space, a central heating radiator and a uPVC double glazed window to the rear elevation. Ideal for use as a dressing room, home office or occasional bedroom space.

BATHROOM 3'7" x 7'8" (1.10m x 2.35m)

A three piece bathroom suite comprising of a panelled bath with shower over, pedestal sink and low level wc. Having tiled walls, central heating radiator and a uPVC double glazed frosted window to the rear elevation.

360 DEGREE VIRTUAL TOUR

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

LOCATION

Situated in a convenient and central position within the popular village of Barrowford, this property is within walking distance of a wide range of local amenities including shops, cafés, restaurants and supermarkets. Excellent transport links are nearby via the M65 motorway network together with regular bus routes, making the property ideal for commuters. Scenic walks, parks and countryside are also close by, offering the perfect balance between village living and accessibility.

PUBLISHING

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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 of the property is an enclosed flagged yard providing a pleasant low maintenance outdoor space together with a useful external storage area. Ample on street parking can be found to the front of the property.

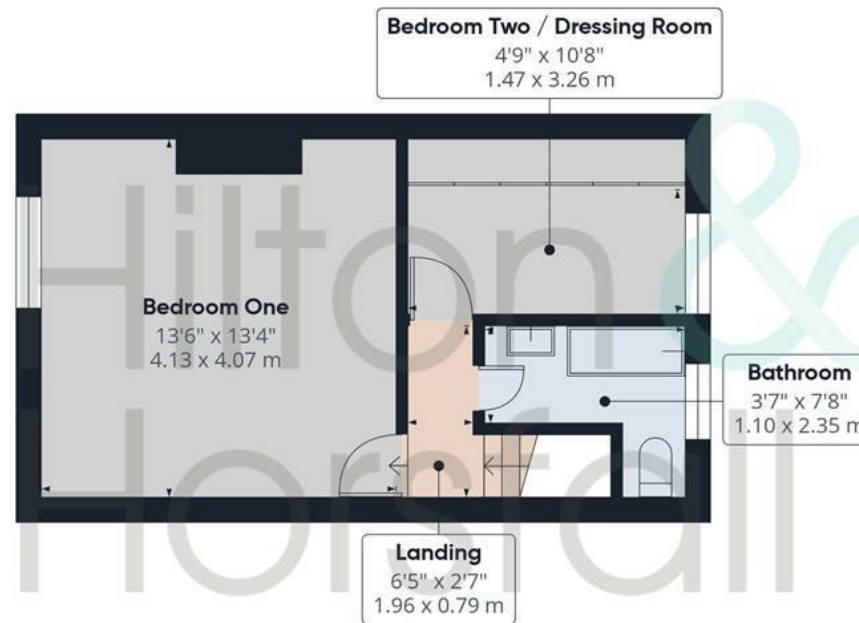


Ground Floor

Approximate total area⁽¹⁾

660 ft²

61.4 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.





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