



athertons
property & land

11 Grove Street, Barrowford, BB9 8PW
£129,950



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Nestled in the charming village of Barrowford, Pendle, this delightful mid-terrace house on Grove Street offers a perfect blend of character and modern living. Built in 1900, the property boasts a rich history while providing a comfortable and inviting atmosphere for its residents.

Spanning an impressive 848 square feet, this home features two well-proportioned reception rooms, ideal for both relaxation and entertaining. The layout allows for a seamless flow between spaces, making it perfect for family gatherings or quiet evenings in. The two bedrooms provide ample space for rest and rejuvenation, catering to a variety of living arrangements, whether for a small family, a couple, or even as a rental investment.



Ground Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



First Floor

Approx. 33.7 sq. metres (361.1 sq. feet)



Total area: approx. 78.8 sq. metres (847.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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