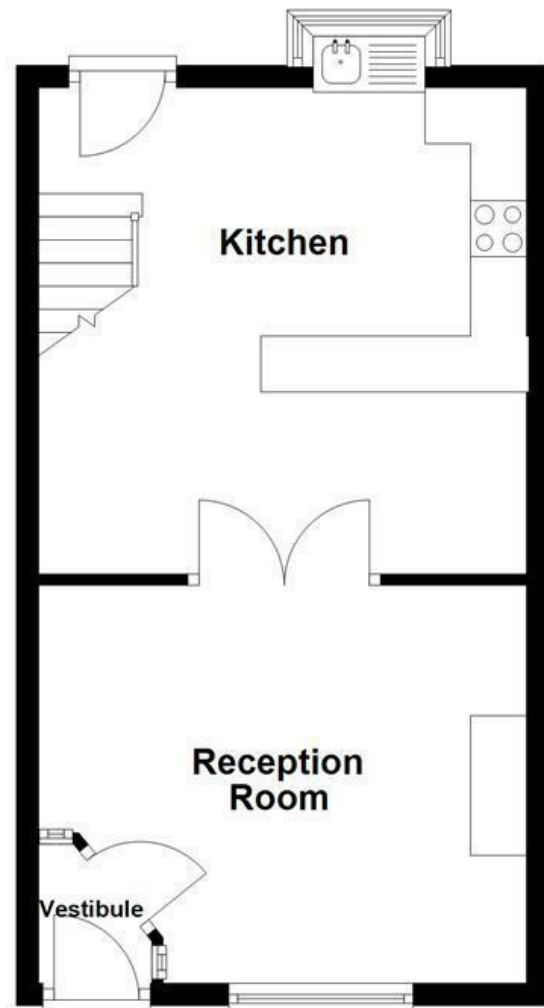
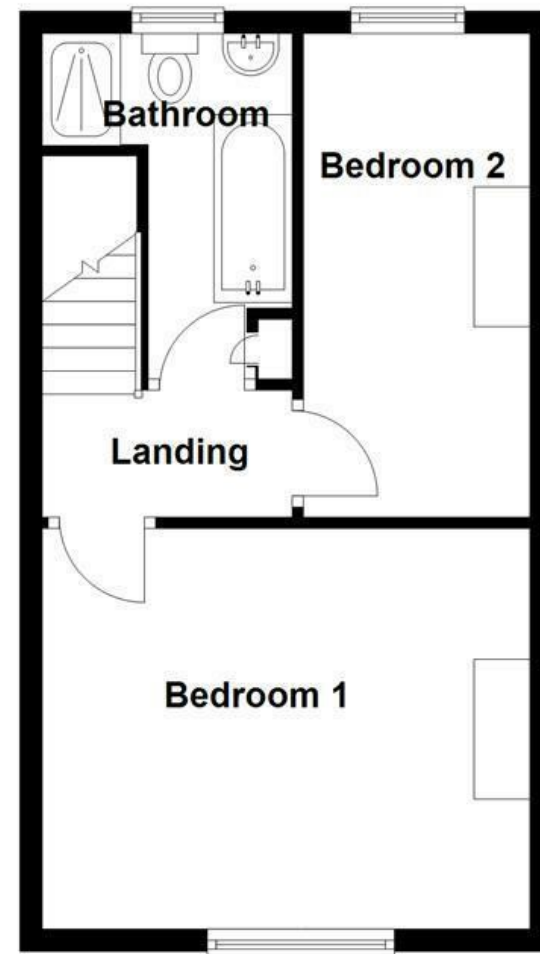


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Fife Street, Barrowford, BB9 6DD

Offers Over £120,000

CHARMING TWO BEDROOM MID TERRACE PROPERTY

Located in the enviable location of Barrowford, this delightful two-bedroom mid-terrace house on Fife Street offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge that features double doors leading to a well-appointed kitchen diner, creating an inviting space for both relaxation and entertaining.

The first floor boasts two generously sized bedrooms, providing ample space for rest and personalisation. The family bathroom is conveniently located, ensuring practicality for everyday living.

Outside, the property benefits from both a front and rear yard, offering outdoor space for gardening or enjoying the fresh air.

Situated in a great location, this home is close to a variety of amenities, making it ideal for those seeking a vibrant community atmosphere. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy comfortable living in a sought-after area.

Fife Street, Barrowford, BB9 6DD
Offers Over £120,000

 2  1  1  D

- Mid Terraced Property
 - Fitted Kitchen With Dining Space
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Four Piece Bathroom
 - Tenure: Leasehold
- One Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule

4'1 x 3'4 (1.24m x 1.02m)
UPVC double glazed frosted entrance door, two hardwood single glazed windows, meter cupboard and door to reception room.

Reception Room

14'4 x 11'8 (4.37m x 3.56m)
UPVC double glazed window, central heating radiator, electric fire, tiled hearth, wood mantle and double doors to kitchen.

Kitchen

14'3 x 14' (4.34m x 4.27m)
UPVC double glazed box window, central heating radiator, wall and base units, laminate worktops, integrated oven, four burner gas hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, Worcester boiler, tiled floor, stairs to first floor and UPVC double glazed frosted door to rear.

First Floor

Landing

7'9 x 2'9 (2.36m x 0.84m)
Loft access, spotlights and doors to bedrooms and bathroom.

Bedroom One

14'4 x 11'9 (4.37m x 3.58m)
UPVC double glazed window and central heating radiator.

Bedroom Two

14' x 6'7 (4.27m x 2.01m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

11'5 x 7'5 (3.48m x 2.26m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, electric feed shower in enclosure, wood clad ceiling, part tiled elevation and wood effect flooring.

External

Front

Paved courtyard.

Rear

Paving, storage shed and gated access to rear.



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