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Bedford Street, Barrowford, BB9 6DA

Offers Over £140,000

CHARMING TWO BEDROOM MID TERRACE PROPERTY WITH ADDED LOFT ROOM

Presenting Bedford Street in the sought after location Barrowford. This enviable mid-terrace house offers a a of perfect blend of comfort and style. With two spacious bedrooms and a versatile loft room, this property is ideal for families or those seeking extra space for guests or a home office.

The modern bathroom is well-appointed, providing a refreshing retreat, while the country-style kitchen exudes warmth and character, making it a wonderful space for culinary creations and family gatherings. The two reception rooms are generously sized, offering ample room for relaxation and entertaining, ensuring that you can enjoy both cosy nights in and lively gatherings with friends.

Outside, the property boasts a garden front and a rear yard, providing a lovely outdoor space for enjoying the fresh air or tending to your plants. The location in Barrowford is highly desirable, known for its picturesque surroundings and community spirit, making it a wonderful place to call home.

This property presents an excellent opportunity for those looking to settle in a welcoming neighbourhood with all the amenities you could need close at hand. Don't miss the chance to make this charming house your new home.

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- Tenure Leasehold
 - On Street Parking
 - Abundance Of Space
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Viewing Essential
 - Enclosed Rear Yard
- EPC Rating E
 - Two Reception Rooms
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

16'2 x 3'3 (4.93m x 0.99m)

Central heating radiator, smoke alarm, doors to two reception rooms and stairs to first floor.

Reception Room One

11'11 x 11'9 (3.63m x 3.58m)

UPVC double glazed window, central heating radiator, coving, gas fire with exposed stone surround and television point.

Reception Room Two

15' 3 14'1 (4.57m 0.91m 4.29m)

UPVC double glazed French doors to rear, central heating radiator, coving, log burner with tiled hearth and wooden mantle, under stairs storage and door to kitchen.

Kitchen

15'10 x 6'4 (4.83m x 1.93m)

Two UPVC double glazed windows, central heating radiator, wood panel wall and base units, granite effect surface, composite one and a half sink and drainer with mixer tap, plumbed for dishwasher and washing machine, integrated oven, four ring gas hob, tiled splash back, extractor hood, space for fridge freezer, spotlights and loft access.

First Floor

Landing

15'8 x 6'1 (4.78m x 1.85m)

Loft access, smoke alarm, central heating radiator, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

15'6 x 12'6 (4.72m x 3.81m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

10'2 x 7'6 (3.10m x 2.29m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

10'9 x 7'6 (3.28m x 2.29m)

UPVC double glazed frosted window, central heating radiator, dual flush W/C, L shaped bath with mixer tap, overhead direct feed rainfall shower and rinse head, vanity top wash basin with mixer tap, part tiled elevation, tiled effect flooring and spotlights.

Second Floor

Loft Room

14'3 x 10'10 (4.34m x 3.30m)

Velux window, access to eaves and electric radiator.

External

Front

Enclosed paved courtyard.

Rear

Enclosed paved yard.



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