



## 74 Gisburn Road

Barrowford | BB9 8NG

Offers Around £165,000

Located in a central position within walking distance from all the amenities Barrowford has to offer including numerous bistros and pubs, exclusive shops and the delightful park. This three bedroom garden fronted cottage briefly comprises an entrance hall, two reception rooms, fitted kitchen, two double bedrooms and one single bedroom, the master bedroom having an en-suite bathroom plus a separate house shower room. Benefiting from gas central heating and partial double glazing. Enclosed private rear yard with outbuilding. Good access to the M65 motorway network and in easy range of Nelson and Colne College and many local primary schools.

**\*\* ALL WINDOWS SHORTLY TO BE REPLACED WITH NEW UPVC DOUBLE GLAZED WINDOWS \*\***



## OVERVIEW

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## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Access to the property is via a part glazed timber door that opens into an entrance hall. Tiled flooring, inner door providing access to the living room and staircase leading to the first floor.

#### Living Room 14'6" x 11'11" (4.44m x 3.65m)

Modern electric wall mounted pebble effect fire, built-in cupboards within the alcoves, radiator and one stylish vertical radiator with thermostatic control, television point, diamond leaded window, fitted carpet, access to the loft space and dining room.

#### Dining Room 15'1" x 9'1" (4.62m x 2.77m)

Fitted carpet, radiator, useful under-stairs storage cupboard, window, access to kitchen.

#### Kitchen 8'5" x 7'3" (2.57m x 2.21m)

Fitted with a range of units comprising base and wall units together with work surfaces with complementary tiled splash-backs, stainless steel sink with mixer tap, integrated stainless steel Baumatic oven, plumbing for an automatic washing machine, two windows, recessed halogen down-lighting and tiled flooring.

### FIRST FLOOR

#### Stairs/Landing

Banister rail, fitted carpet, radiator, smoke detector, doors giving access to the shower room and the bedrooms.

#### Bedroom One 15'3" x 9'2" (4.66m x 2.80m)

Double bedroom located at the rear of the property with built-in cupboard, radiator, window, fitted carpet and access the the en-suite bathroom.

#### En-Suite Bathroom 8'9" x 8'3" (2.67m x 2.53m)

Modern white three piece suite comprising a panelled bath with fitted shower and shower screen, wash hand basin set in a vanity unit with mirror over and low level w.c. Stainless steel heated towel rail/radiator, additional radiator and a fitted carpet.

#### Bedroom Two 9'9" x 8'8" (2.99m x 2.66m)

Second double bedroom located to the front of the property with diamond leaded window, radiator and fitted carpet.

#### Bedroom Three 10'9" x 6'2" (3.28m x 1.88m)

Single bedroom with diamond leaded window, radiator and storage cupboard.

#### Shower Room 11'6" x 11'1" (3.53m x 3.39m)

Fitted with a three piece suite comprising a shower cubicle with fitted shower and chrome fixtures, pedestal wash hand basin and low level w.c. Tiled flooring, extractor and stainless steel heated towel rail/radiator.

### Agents Note

Whilst Pad-4-Sale have viewed and walked the boundaries, we have not carried out a detailed measurement survey of the land and therefore any necessary checks should be carried out by the purchasers' professional advisers prior to exchange of contracts.

### Council Tax

Band B

### Viewing

By appointment through our office.

### Brochures and Photographs

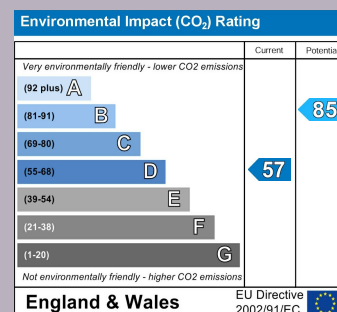
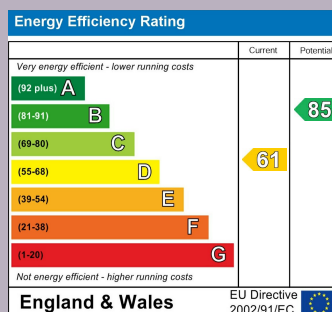
The photographs provided within this brochure are for general information and it must not be inferred that any item is included for sale with the property.

### Fixtures and Fittings

All fixture and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose.

### Note

Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.



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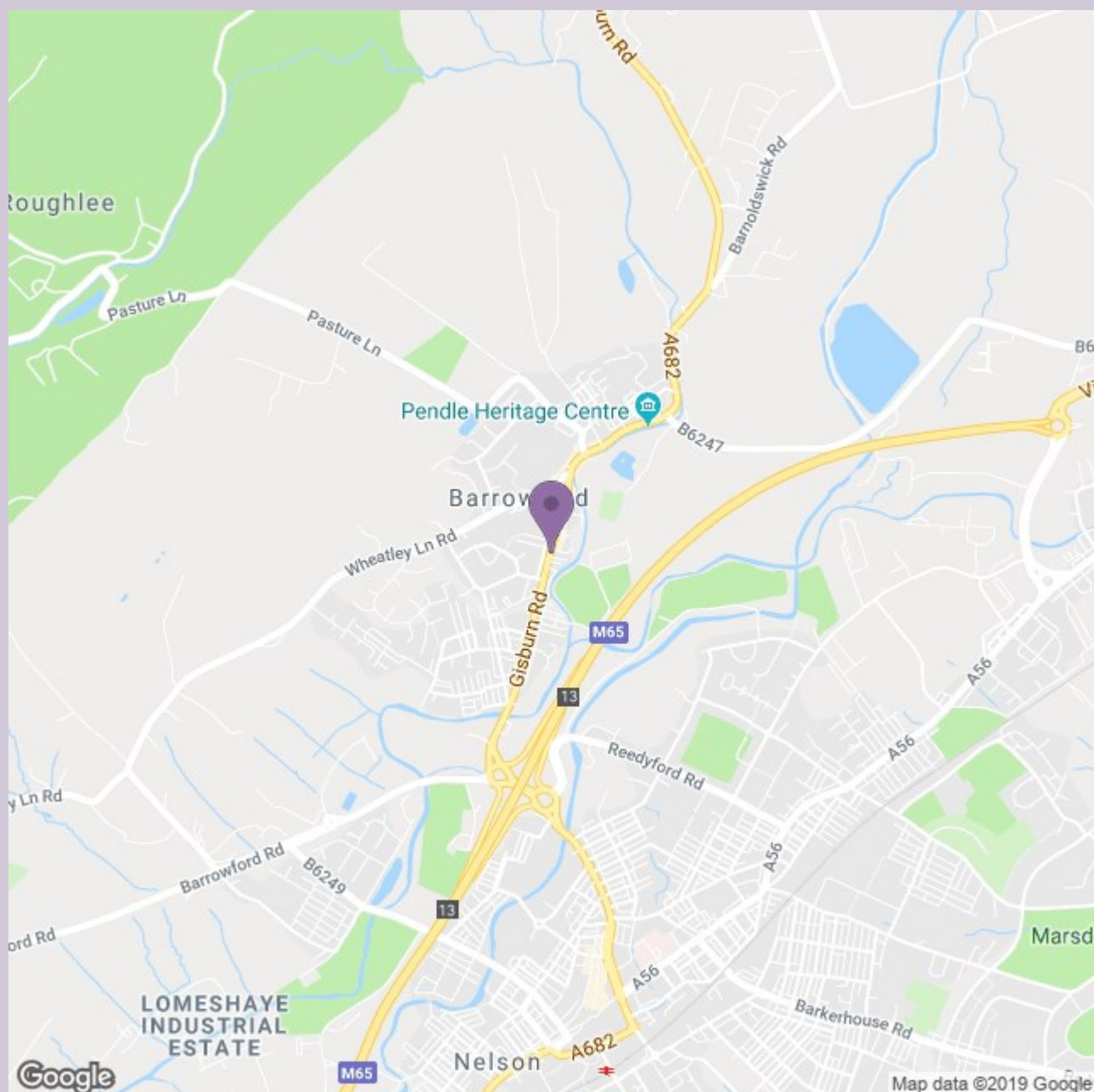




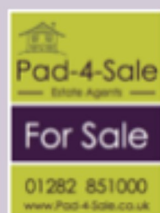








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Please consider the environment

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