Hilton & Horsfall


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BB9 8PH

Pendle Street, Barrowford

Offers In The Region Of £235,000

• Four bedrooms • Semi-detached family home • Sought after Barrowford village • Spacious front living room • Additional sitting room / study • Enclosed rear garden

A spacious and well-presented four bedroom semi-detached family home located in the highly sought after village of Barrowford. The property offers generous and versatile living accommodation throughout, including a welcoming hallway, spacious front living room with bay window and feature fireplace, a useful additional sitting room/study and a dining kitchen positioned to the rear with access out to the garden. To the first floor there are four bedrooms, providing excellent space for growing families, home working or guest accommodation, together with a modern three-piece shower room. Externally, the property benefits from a stone walled frontage with gated access and an enclosed rear garden with lawn, patio seating area, planted borders and garden shed. A fantastic family home in a popular village location, within easy reach of Barrowford's amenities, schools, countryside walks and transport links.

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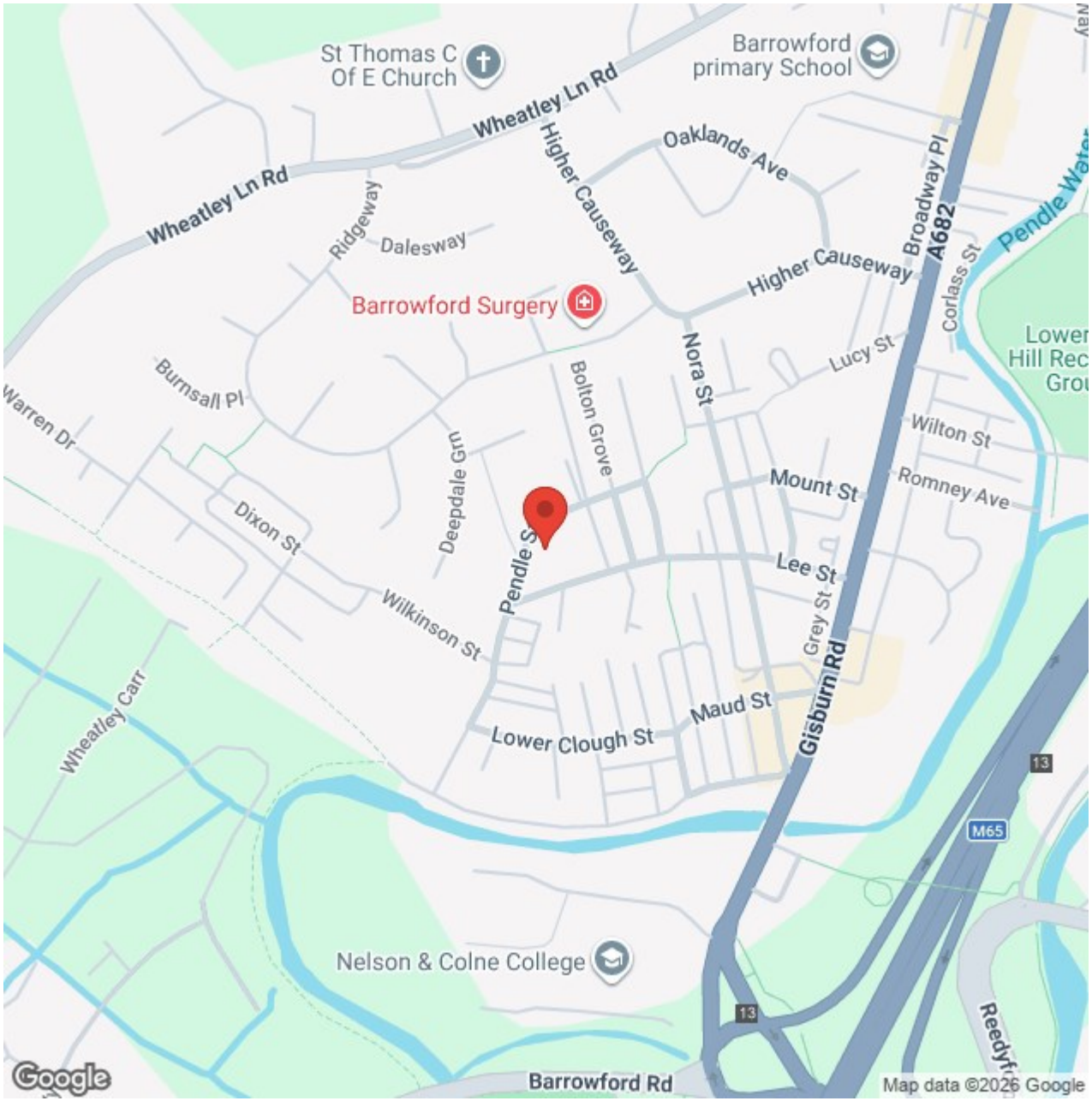
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


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St Thomas C
Of E Church
Barrowford
primary School
Wheatley Ln Rd
Wheatley Ln Rd
Higher Causeway
Oaklands Ave
Broadway Pl
A682
Pendle Water
Ridgeway
Dalesway
Higher Causeway
Corlass St
Barrowford Surgery
Lower
Hill Rec
Grou
Lucy St
Nora St
Bolton Grove
Burnsall Pl
Warren Dr
Wilton St
Mount St
Romney Ave
Deepdale Grn
Dixon St
Pendle St
Lee St
Wilkinson St
Grey St
Gisburn Rd
Wheatley Carr
Maud St
Lower Clough St
13
M65
Nelson & Colne College
13
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Blacko
Higherford
Roughlee
Colne
Ba wford
WHEATLEY LANE
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Lancashire

A spacious and well-presented four bedroom semi-detached family home located in the highly sought after village of Barrowford. The property offers generous and versatile living accommodation throughout, including a welcoming hallway, spacious front living room with bay window and feature fireplace, a useful additional sitting room/study and a dining kitchen positioned to the rear with access out to the garden. To the first floor there are four bedrooms, providing excellent space for growing families, home working or guest accommodation, together with a modern three-piece shower room. Externally, the property benefits from a stone walled frontage with gated access and an enclosed rear garden with lawn, patio seating area, planted borders and garden shed. A fantastic family home in a popular village location, within easy reach of Barrowford's amenities, schools, countryside walks and transport links.

GROUND FLOOR
With a uPVC double glazed front door leading into:

ENTRANCE HALLWAY
With wood effect flooring, 1x radiator and a staircase leading to the first floor / landing.

LIVING ROOM 13'9" x 12'11" (4.21m x 3.95m)
A spacious and well-presented living room positioned to the front of the property, enjoying a large feature bay window which allows for plenty of natural light. The room offers generous proportions for a range of furniture, with a feature fireplace creating an attractive focal point, decorative coving, ceiling rose detailing and a soft neutral finish throughout. The living room provides a comfortable main reception space and gives access through towards the dining kitchen.

SITTING ROOM / STUDY 16'3" x 6'0" (4.97m x 1.85m)
A useful additional reception room offering excellent flexibility and positioned to the side of the property. This space would work well as a snug, home office, playroom or study, with a window providing natural light and a pleasant outlook. The room is well proportioned for its intended use and adds valuable extra living space to the ground floor.

DINING KITCHEN 8'1" x 17'5" (2.47m x 5.31m)
Positioned to the rear of the property, the dining kitchen is arranged in two clearly defined areas, providing both a practical kitchen space and room for family dining. The kitchen is fitted with a range of cream wall, base and drawer units, contrasting work surfaces, tiled splashbacks, inset sink, space for appliances and a range-style cooker. The dining area offers space for a table and chairs, with a window allowing natural light and a door providing access out to the rear garden.

FIRST FLOOR / LANDING

BEDROOM ONE 13'3" x 10'11" (4.05m x 3.35m)
A generously sized double bedroom positioned to the front of the property, enjoying a pleasant outlook through the front-facing window. The room offers ample space for a double bed and freestanding furniture, with neutral décor, a feature patterned wall and fitted carpet. A bright and comfortable principal bedroom, well suited to modern family living.

BEDROOM TWO 9'0" x 8'11" (2.75m x 2.72m)
A good-sized bedroom positioned to the rear of the property, enjoying a window overlooking the rear garden. The room is well presented with fitted carpet, neutral décor and a feature wall, offering space for a bed and freestanding furniture. This room would work well as a child's bedroom, guest room or additional double bedroom depending on requirements.

BEDROOM THREE 13'3" x 6'0" (4.06m x 1.84m)
A further front-facing bedroom, offering a bright and practical space with window overlooking the front elevation. The room is well presented and provides space for a bed and freestanding furniture, making it ideal as a child's bedroom, guest room or home office if preferred.

BEDROOM FOUR 8'5" x 6'3" (2.59m x 1.93m)
A fourth bedroom positioned to the front of the property, currently used as a study/gaming room. This versatile space includes a front-facing window, fitted carpet and neutral décor, making it ideal as a child's bedroom, nursery, dressing room or dedicated home office.

SHOWER ROOM 5'6" x 8'3" (1.68m x 2.52m)
A modern first floor shower room fitted with a three-piece suite comprising a corner shower enclosure, vanity wash hand basin with storage beneath and a low level WC. The room is finished with attractive tiled elevations, chrome heated towel rail, tiled flooring and a frosted window allowing natural light. A stylish and practical shower room serving the first floor accommodation.

LOCATION
Pendle Street is located in the highly sought after village of Barrowford, a popular and well-established area offering a superb range of local amenities. The property is within easy reach of the village centre, where there are independent shops, cafés, bars, restaurants, Booths supermarket and everyday conveniences. Barrowford also offers excellent access to scenic walks, including routes towards Pendle Hill and the surrounding countryside, making it a great location for those wanting village living with outdoor space close by. The property is well placed for families and commuters, with nearby schools, regular bus routes and convenient access to Nelson, Colne, Burnley and the M65 motorway network. Barrowford remains one of the area's most desirable villages, combining a friendly community feel with excellent amenities and strong transport links.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/pendle-street-barrowford

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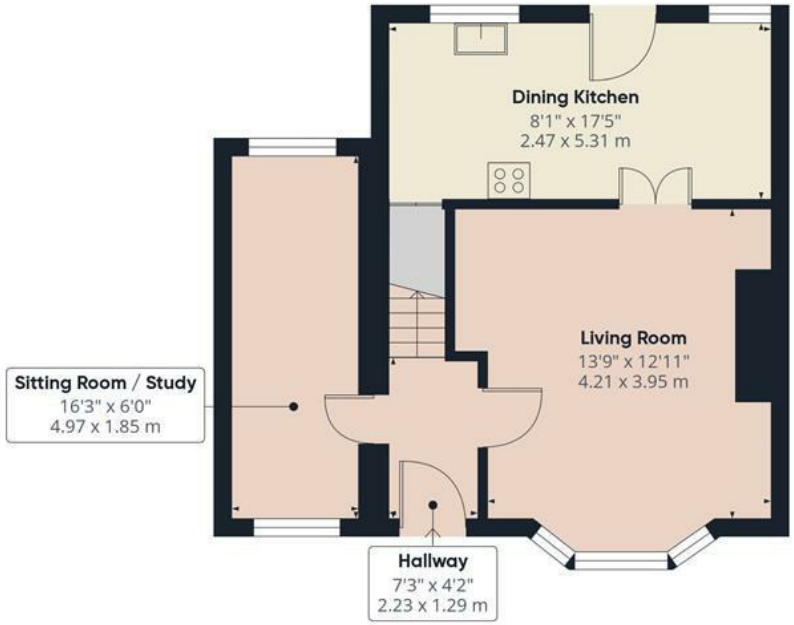

6
JUNE
2026
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OUTSIDE

Externally, the property occupies a pleasant position on Pendle Street and is set behind a stone wall frontage with gated access leading to the entrance door. To the front there is a low-maintenance garden area with established hedging, while access to the side leads through to the rear. The rear garden is a lovely enclosed space, mainly laid to lawn with a paved patio seating area, planted borders, fenced boundaries and a useful garden shed, creating an ideal outdoor area for families, children or entertaining.



Ground Floor



Floor 1



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Approximate total area(1)

932 ft²

86.6 m²

(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.


Hilton & Horsfall
protects roots
suitable for play areas



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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024