



BB9 8PF

Duckworth Street, Barrowford

Offers In The Region Of £154,950

- Beautifully presented two-bedroom mid-terrace
- Stunning open-plan kitchen with central island
- Spacious four-piece bathroom suite
- Low-maintenance landscaped rear yard
- Located in the heart of Barrowford village
- Ideal for first-time buyers or downsizers

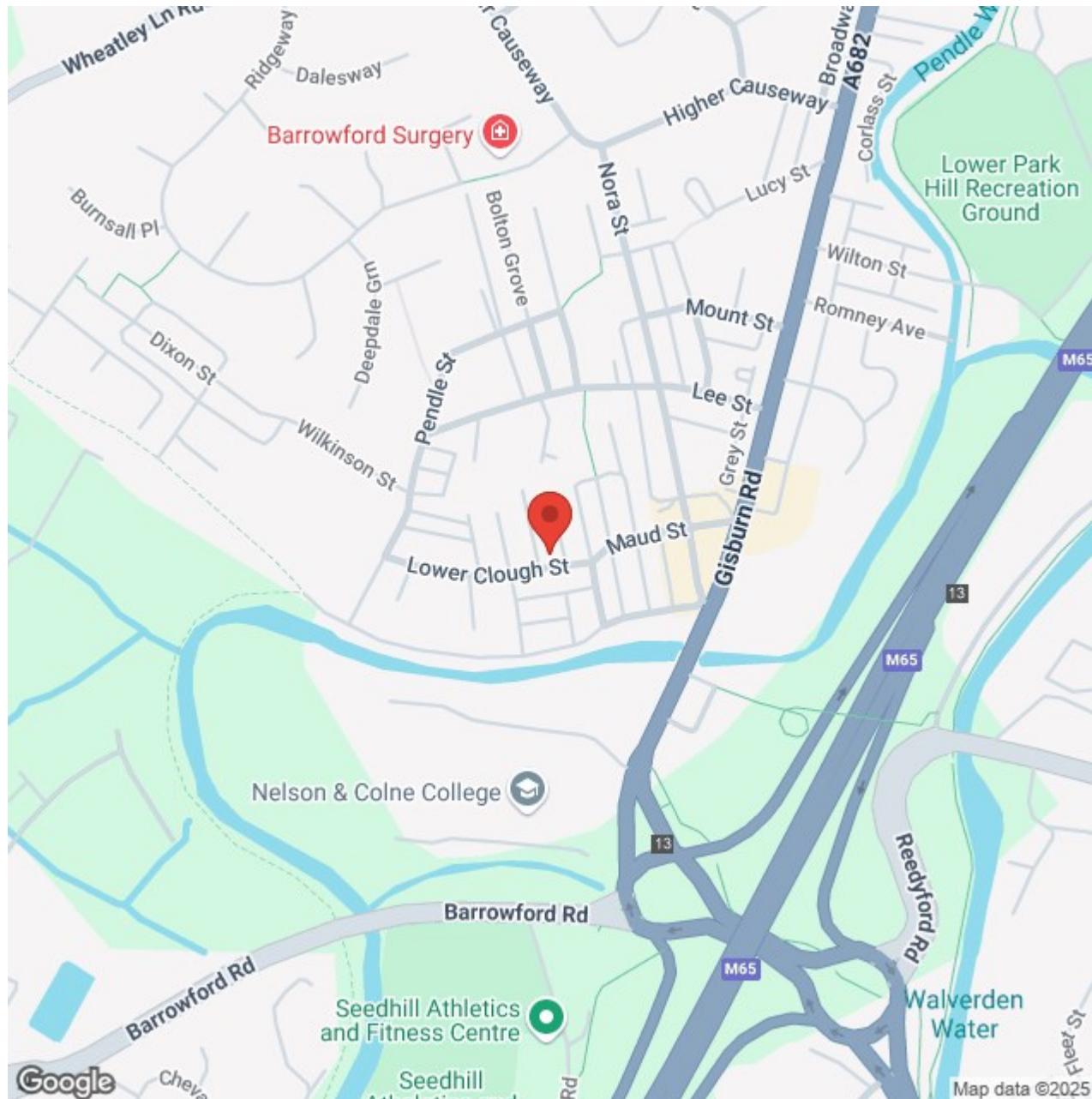
A beautifully presented two bedroom mid-terraced home set in the heart of this ever-popular village.

This charming property has been tastefully modernised throughout, offering a perfect blend of contemporary style and homely comfort. Internally, it features a spacious lounge with a cosy feel, a stunning open-plan dining kitchen complete with a central island and integrated appliances, and a superb four-piece bathroom with both a freestanding bath and walk-in shower.

Upstairs, you'll find two well-proportioned bedrooms, each decorated to a high standard. The rear yard is low-maintenance and neatly landscaped with paving and artificial turf – ideal for outdoor dining or relaxing.

This home is within easy walking distance to Barrowford's excellent local amenities, parks, and transport links – making it ideal for first-time buyers, small families or anyone seeking stylish village living.







Lancashire

A beautifully presented two bedroom mid-terraced home set in the heart of this ever-popular village. This charming property has been tastefully modernised throughout, offering a perfect blend of contemporary style and homely comfort. Internally, it features a spacious lounge with a cosy feel, a stunning open-plan dining kitchen complete with a central island and integrated appliances, and a superb four-piece bathroom with both a freestanding bath and walk-in shower.

Upstairs, you'll find two well-proportioned bedrooms, each decorated to a high standard. The rear yard is low-maintenance and neatly landscaped with paving and artificial turf – ideal for outdoor dining or relaxing.

This home is within easy walking distance to Barrowford's excellent local amenities, parks, and transport links – making it ideal for first-time buyers, small families or anyone seeking stylish village living.

GROUND FLOOR

LIVING ROOM

A warm and inviting reception room located at the front of the property, featuring a stylish fireplace with wooden mantel, a wall-mounted TV point, and a large front-facing window allowing natural light to flood the space. The décor is modern yet cosy, with neutral tones and feature wall styling. There's also access to the first floor via a staircase.

BREAKFAST KITCHEN

A beautifully designed open-plan kitchen and dining area, complete with a central island offering seating and additional storage. The kitchen is fitted with a range of cream high-gloss wall and base units, wooden effect worktops, and a tiled splashback. Integrated appliances include an oven, hob with extractor, and a fridge-freezer, with space for a washing machine. A door provides access to the rear yard. The space is enhanced by feature lighting, modern flooring, and tasteful wallpaper to one wall for added character.

FIRST FLOOR / LANDING

BEDROOM ONE

A spacious principal bedroom located at the front of the property, boasting plenty of natural light through the large window. This room includes built-in wardrobes, neutral carpeting, and feature panelling along one wall for added visual interest. A relaxing and well-proportioned space.

BEDROOM TWO

Currently used as a gaming room and chillout space, the second bedroom is also a good-sized double with a stylish feature wallpapered wall. It includes a side-facing window, carpeted flooring, and space for a desk, making it a versatile room for a child, guest, or home office setup.

BATHROOM

A superb four-piece family bathroom featuring a freestanding double-ended bathtub, a separate corner shower cubicle, low-level WC, and a wash basin set within a vanity unit. The room is bright and fresh with neutral tones, wood-effect flooring, and built-in shelving for towels and toiletries. A frosted window allows in natural light while maintaining privacy.

LOCATION

Situated in the heart of Barrowford, this home enjoys a prime position just a short stroll from a range of amenities including boutique shops, popular cafés, pubs, restaurants, and Booths supermarket. Barrowford Park and local countryside walks are close by, as are well-regarded primary schools and excellent transport links via the M65 and local bus routes. This property combines the charm of village life with convenience and accessibility.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/duckworth-street-barrowford/>

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy

themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk



Hilton &
Horsfall

Hilton
Horsfall

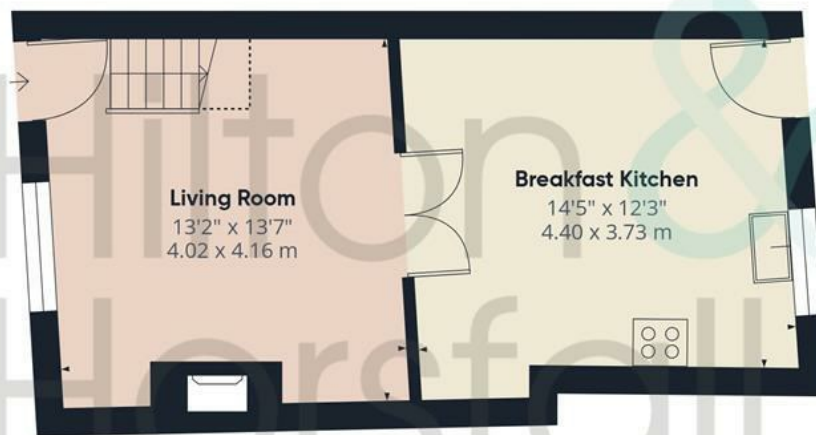
BB9 8PF

OUTSIDE

To the rear of the property is a well-presented, low-maintenance yard.

Recently landscaped with high-quality stone paving and a section of artificial grass, it offers a pleasant outdoor seating area perfect for relaxing or entertaining. A timber shed provides useful storage, and a secure gate leads to the back street. The space is fully enclosed, offering privacy and practicality.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

697 ft²

64.8 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Hilton &
Horsfall





Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)