







Hilton &  
Horsfall



BB9 6LZ

## Gisburn Road, Blacko

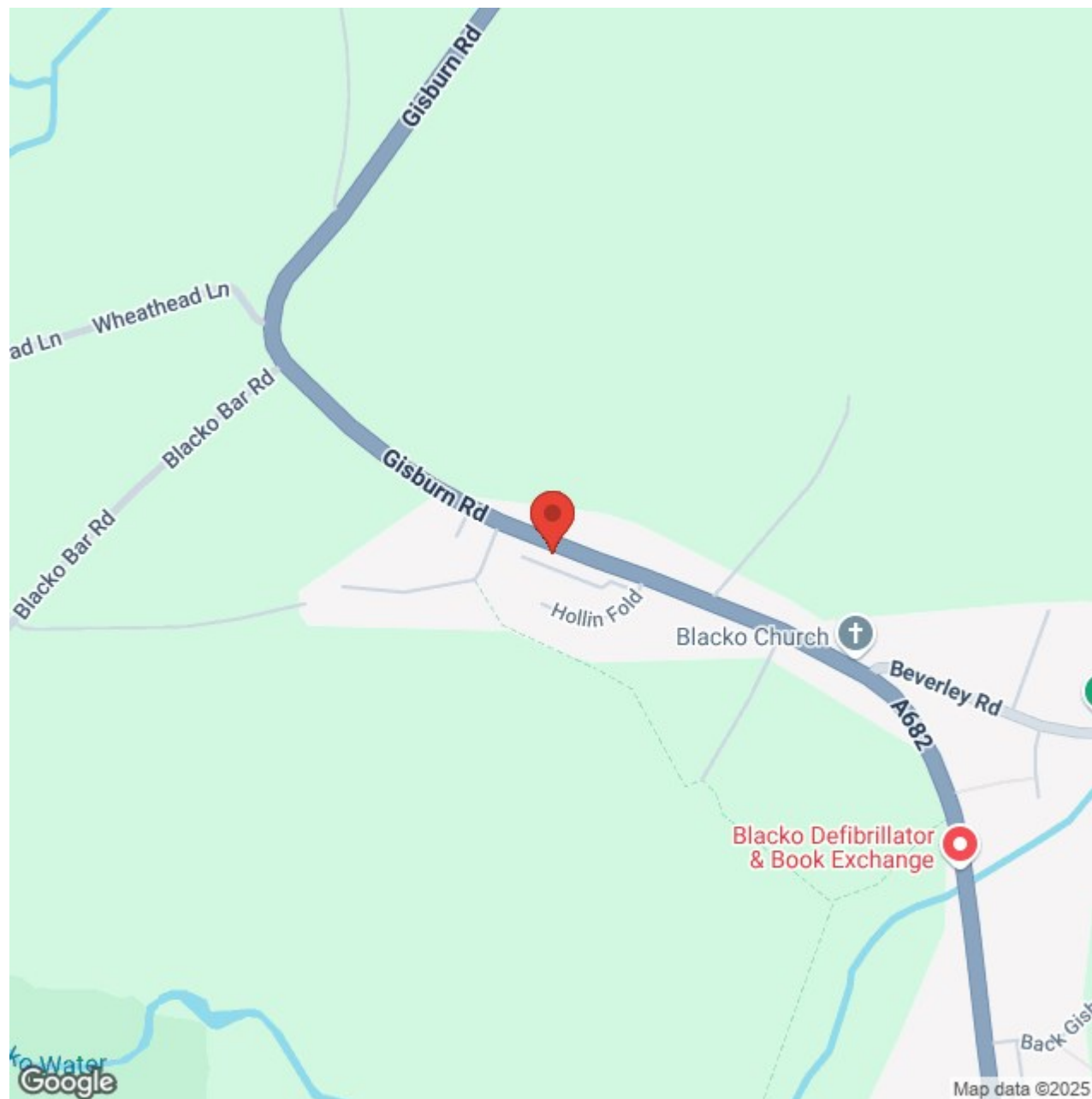
### Offers In The Region Of £149,950

- Desirable Location • One Double Bedroom • Large Bathroom Suite • Living Room • Fully Fitted Kitchen • Rear Enclosed Yard • No Onward Chain

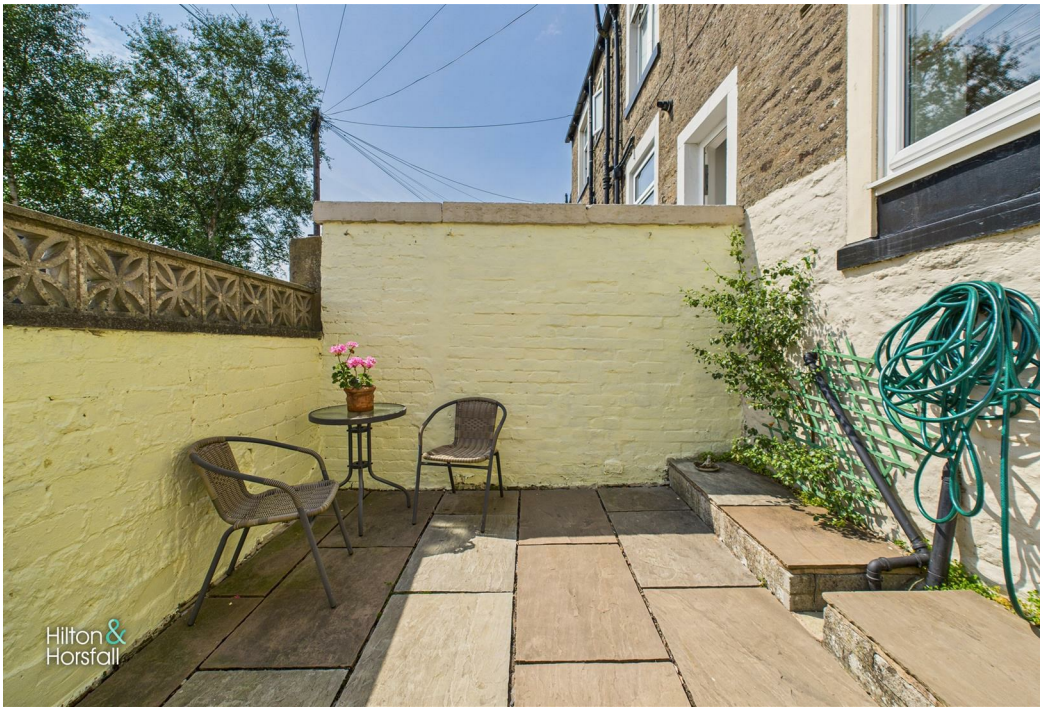
A fantastic opportunity to purchase this beautifully presented home, located in the sought-after and picturesque village of Blacko. This charming one-bedroom property offers deceptively spacious accommodation and has the potential to be converted into a two-bedroom home. The ground floor comprises a good sized lounge and a generous dining kitchen, ideal for entertaining or family living. The property has been freshly decorated throughout, creating a bright and modern feel while retaining its character and charm. To the first floor, you'll find a spacious double bedroom and a contemporary bathroom suite finished to a high standard. Externally, the property enjoys a paved yard to the rear with superb open views of the surrounding countryside, perfect for relaxing outdoors, along with a paved forecourt to the front. Additional benefits include gas central heating and full double glazing. With its desirable location and excellent condition, this is a property not to be missed—early viewing is highly recommended.













## Lancashire

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### GROUND FLOOR

Having a solid wood front door leading into:

#### ENTRANCE VESTIBULE

With access through to:

#### LIVING ROOM 12'9" x 13'6" (3.89m x 4.13m)

A spacious room having wood effect flooring, television point, electric fire and a uPVC double glazed window to the front elevation.

#### DINING KITCHEN 9'6" x 12'2" (2.92m x 3.72m)

Offering fitted wall and base units, contrasting tops, electric oven, 4-ring gas hob, inset sink with a mixer tap, space for an under counter fridge

under the stairs, 1x radiator, plumbing for washing machine or dishwasher, space for a dining table / chairs, a uPVC double glazed window to the rear elevation and a uPVC double glazed door leading to the rear yard.

### FIRST FLOOR / LANDING

#### BEDROOM 12'9" x 13'6" (3.89m x 4.12m)

A room of double proportions with wood effect flooring, fitted wardrobe, TV point, space for wardrobes / drawers, 1x radiator and a uPVC double glazed window to the front elevation.

#### BATHROOM 9'9" x 12'3" (2.98m x 3.74m)

A large 3-piece bathroom suite comprising of: a panelled bath with overhead shower, vanity sink with a mixer tap, push button w.c, 1x chrome radiator, wood effect flooring, tiled walls and a uPVC double glazed window to the side elevation.

### EXTERNALLY

Externally to the front elevation is a paved forecourt. To the rear is an enclosed paved courtyard with part ownership of the back street which is also paved.

### PUBLISHING

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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.





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## OUTSIDE

Externally to the front elevation is a paved forecourt. To the rear is an enclosed paved courtyard with part ownership of the back street which is also paved.













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75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

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

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

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