Hilton & Horsfall

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BB9 6HU

Queen Street, Barrowford
Offers In The Region Of £140,000

• Mid-Terrace Property • Two Bedrooms • Spacious Living Room • Fitted Kitchen • Enclosed Rear Yard • No Chain Delay & Vacant Possession

An excellent opportunity to acquire this well-presented stone-built mid-terrace dwelling situated within a popular residential area of Barrowford. Offered to the market with no onward chain and vacant possession, the property would be ideally suited to first-time buyers, investors or those looking to downsize. The accommodation briefly comprises a spacious living room and a modern fitted dining kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a three-piece bathroom suite. Externally, the property benefits from an enclosed rear yard providing a low-maintenance outdoor space. Conveniently located within easy reach of local amenities, transport links and schools, this is a fantastic home ready for immediate occupation.

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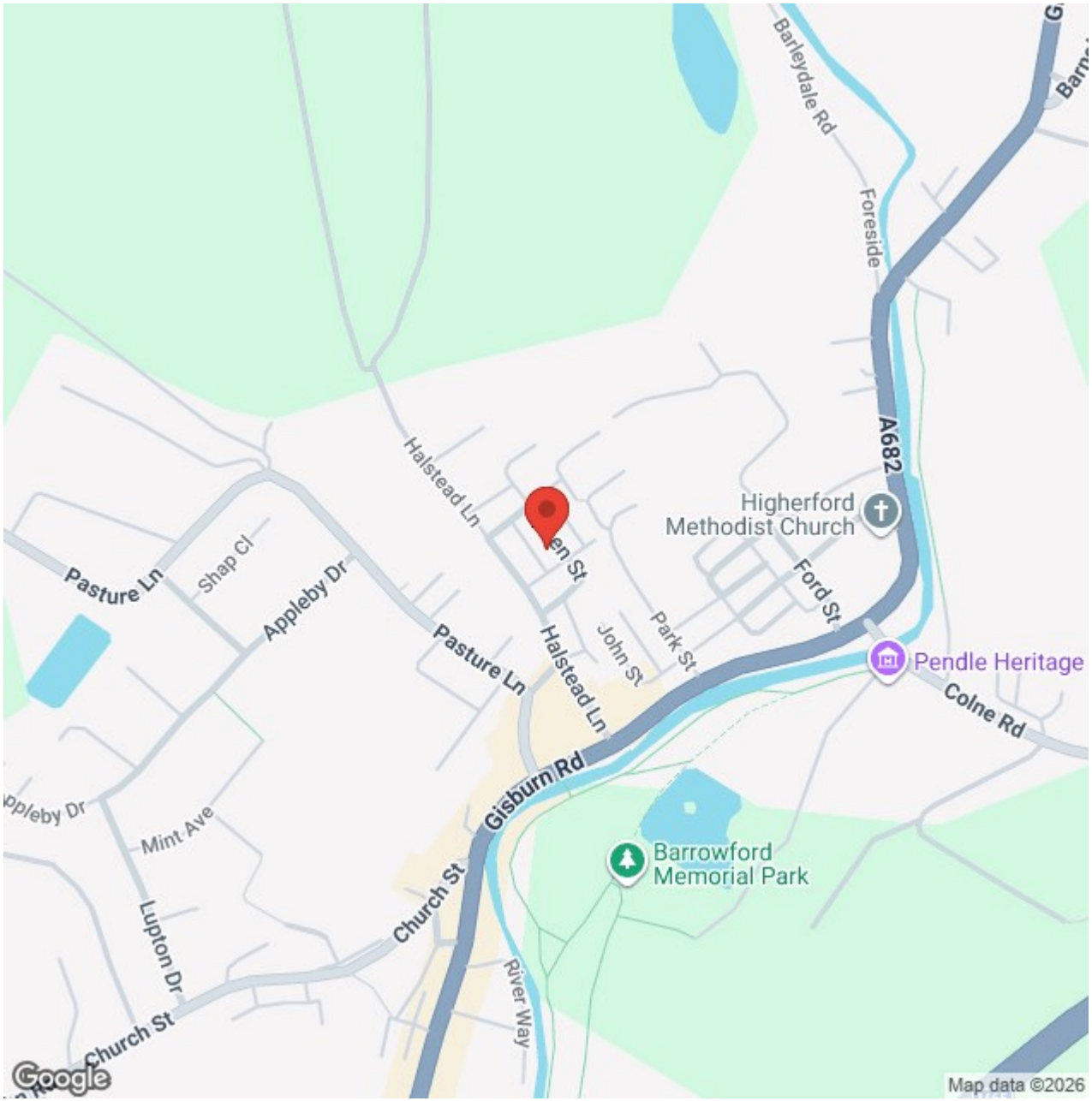
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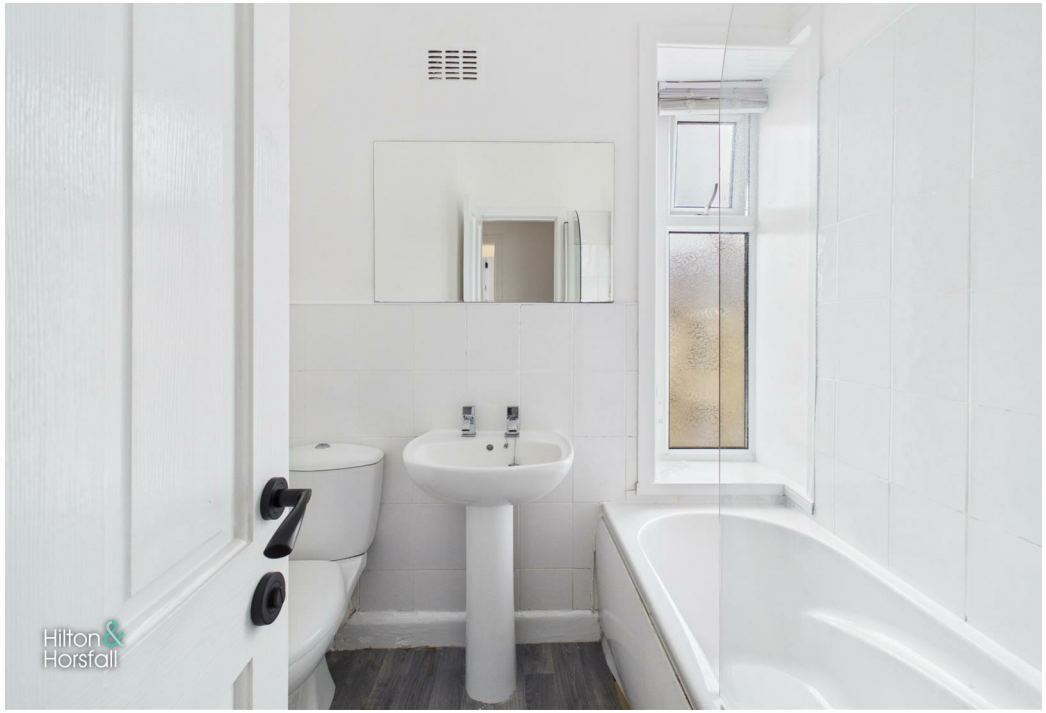
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Lancashire

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ENTRANCE VESTIBULE

GROUND FLOOR

LIVING ROOM 13'8" x 14'8" (4.19m x 4.48m)

A spacious and well-presented reception room positioned to the front of the property, offering ample space for both living and dining furniture if desired. A large front-facing window allows for plenty of natural light, whilst the contemporary inset living flame gas fire provides an attractive focal point to the room. Finished with neutral décor and modern fittings throughout, this is a bright and welcoming space ideal for relaxing and entertaining.

KITCHEN 8'4" x 14'6" (2.56m x 4.44m)

A modern fitted kitchen positioned to the rear of the property, incorporating a range of matching wall and base units, contrasting work surfaces, inset sink with drainer, integrated oven, four-ring gas hob with extractor hood over and space for additional appliances. The room is well lit by a rear-facing window and also benefits from access to the enclosed rear yard. There is space for a small dining table, making it an ideal spot for everyday dining and entertaining.

FIRST FLOOR / LANDING

With a combination boiler, airing cupboard, retractable ladder providing access through to roof space. Leading onto two bedrooms and bathroom.

BEDROOM ONE 13'7" x 14'10" (4.16m x 4.54m)

A generously proportioned double bedroom positioned to the front of the property, offering ample space for a range of bedroom furniture. The room is filled with natural light via a large front-facing window and is finished with neutral décor and fitted carpeting, creating a bright and comfortable space to relax and unwind.

BEDROOM TWO 11'6" x 7'10" (3.53m x 2.39m)

A well-proportioned second bedroom positioned to the rear of the property, benefiting from a rear-facing window allowing for natural light. The room offers space for a bed and additional bedroom furnishings and would be equally suitable as a guest room, nursery, dressing room or home office. Finished with fitted carpeting and neutral décor throughout.

BATHROOM 5'4" x 6'7" (1.65m x 2.02m)

A three-piece bathroom suite comprising a panelled bath with shower screen, pedestal wash basin and low-level WC. The room is partially tiled and benefits from a frosted rear-facing window providing natural light whilst maintaining privacy. A functional and bright space serving both bedrooms.

360 DEGREE VIRTUAL TOUR

https://tour.giraffe360.com/queen-st-bford

LOCATION

Situated in the heart of Barrowford, this property enjoys convenient access to a range of local amenities including shops, cafés, bars, restaurants and supermarkets. Excellent transport links are nearby via the M65 motorway network, whilst popular primary and secondary schools are also within comfortable reach. The picturesque Pendle countryside and scenic walking routes are just a short distance away.

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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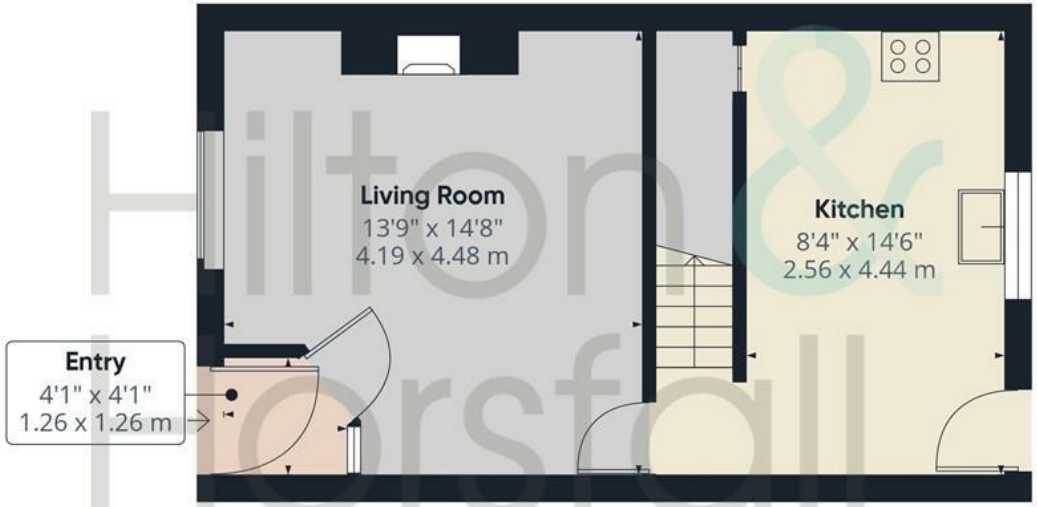
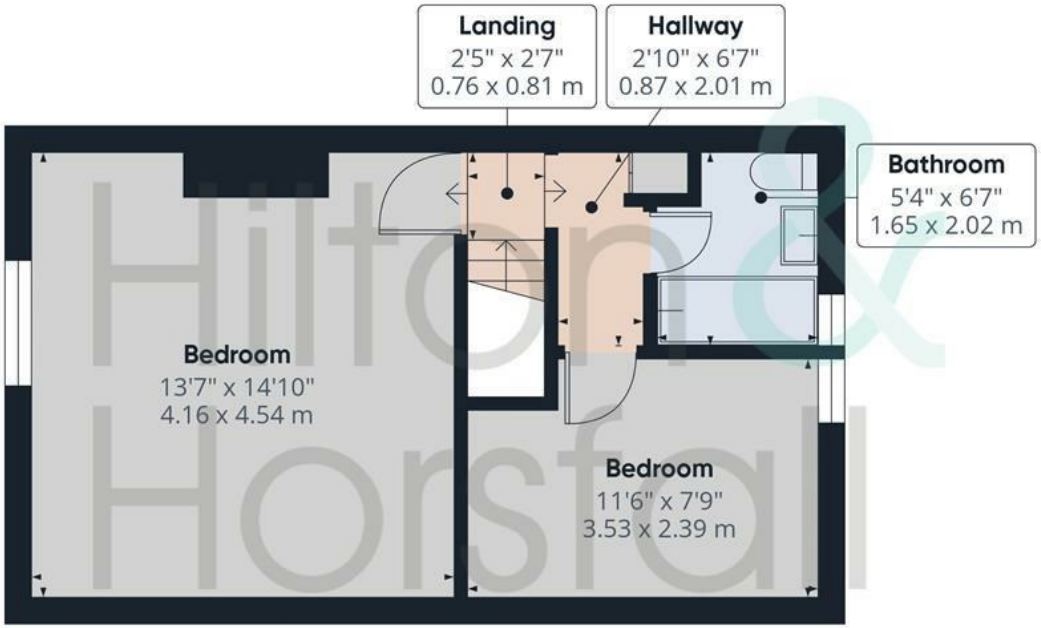
OUTSIDE

Externally the property benefits from an enclosed rear yard which has been flagged for ease of maintenance and provides an ideal space for outdoor seating and entertaining. The yard is enclosed by stone wall boundaries with gated rear access, offering a practical and private outdoor area. To the front, the property fronts directly onto Queen Street and enjoys a traditional stone-built façade.



Ground Floor



Floor 1

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Approximate total area(1)

713 ft²

66.4 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.

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