





Hilton &  
Horsfall

BB9 8PB

## Bolton Grove, Barrowford

### Offers In The Region Of £124,950

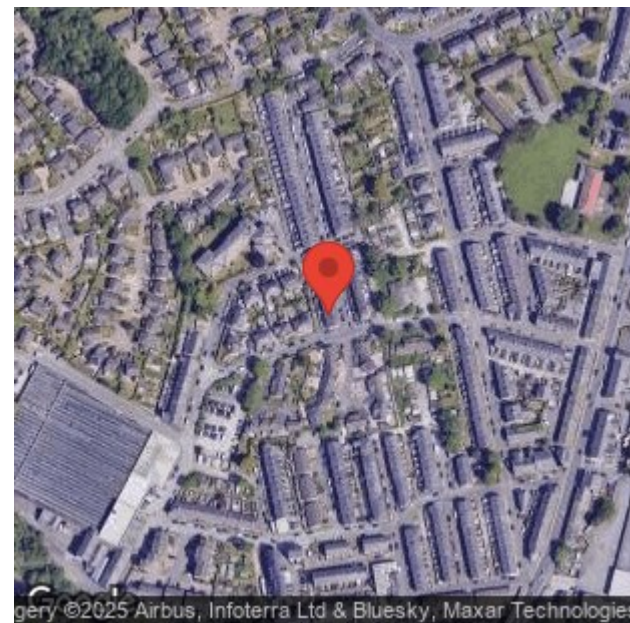
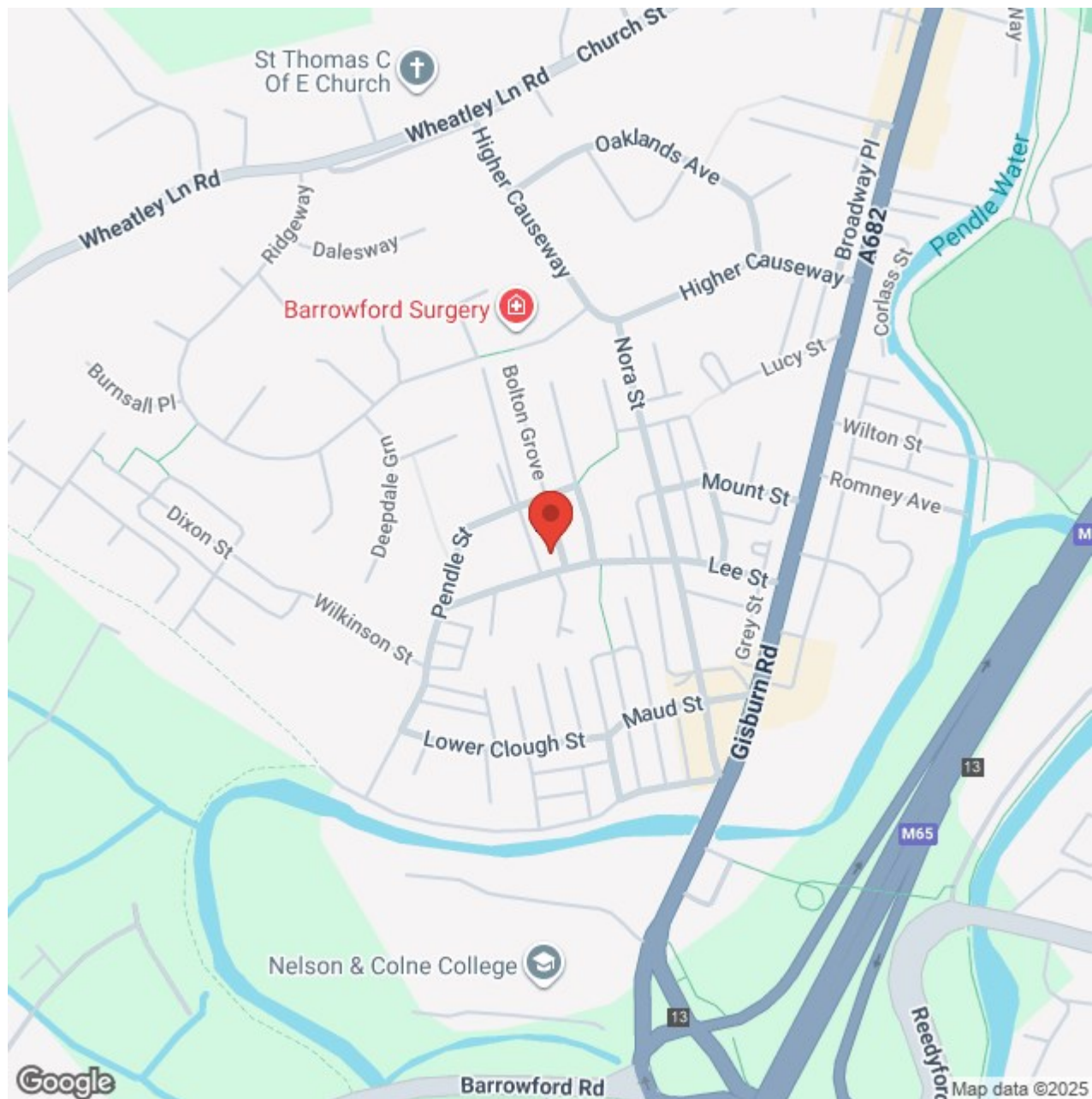
- Two double bedrooms
- Dining kitchen
- Sought after area
- Rear yard
- Bathroom
- Boarded attic

Welcome to 51 Bolton Grove, Barrowford, BB9 8PB – a well-presented and deceptively spacious two-bedroom home, ideally situated in a sought-after residential area. Step inside to discover a light-filled living room, perfect for relaxing or entertaining guests. The heart of the home is the modern dining kitchen, offering ample space for family meals. Upstairs, you'll find two generously sized bedrooms, both well-proportioned and ideal for a growing family, guests, or a home office setup. The stylish, contemporary bathroom adds a touch of luxury with its sleek design and quality fixtures. Externally, the property benefits from a low-maintenance block paved yard to the rear, providing a private outdoor space perfect for summer evenings.. This lovely home is ideal for first-time buyers, downsizers, or investors and is conveniently located close to local amenities, schools, and transport links.

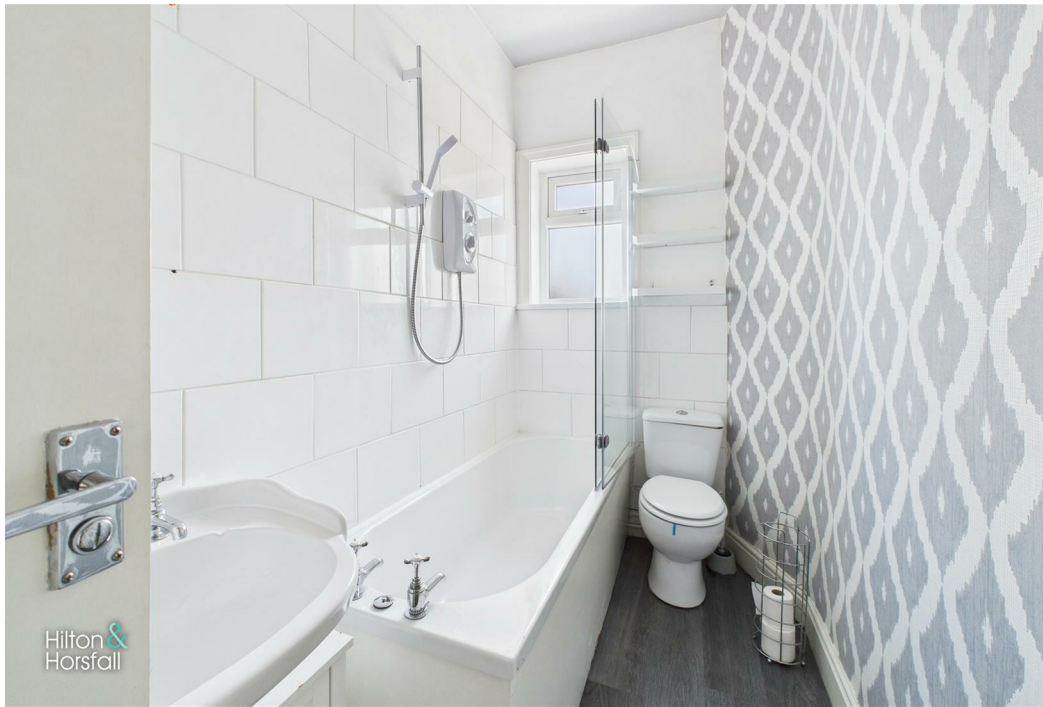












## Lancashire

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### ENTRANCE

With a uPVC double glazed door leading to:

### LIVING ROOM 10'11" x 13'6" (3.34 x 4.14)

A good sized living room with a multi fuel stove, coving, 2x radiators, wood effect flooring and a uPVC double glazed window to the front elevation.

### DINING KITCHEN 13'1" x 13'8" (3.99 x 4.19)

With a range of wall and base units, having plumbing for a washing machine, 1x radiator, integrated electric hob and oven with extractor

hood over, wood effect flooring, 1x radiator, under stairs storage, uPVC double glazed window to the rear elevation and a uPVC double glazed door leading to the rear yard.

### LANDING

With access to the boarded loft.

### BEDROOM ONE 11'0" x 13'10" (3.36 x 4.22)

A well proportioned double bedroom with 1x radiator, built in storage and a uPVC double glazed window to the front elevation.

### BEDROOM TWO 13'0" x 8'6" (3.97 x 2.61)

Another bedroom of double proportion with 1x radiator, wood effect flooring and a uPVC double glazed window to the rear elevation.

### BATHROOM 9'1" x 4'9" (2.77 x 1.47)

A contemporary three piece suite with a bath and shower over, glass shower screen, pedestal sink with chrome taps, push button w.c, spotlights, wood effect flooring, 1x radiator, partially tiled walls and a uPVC frosted double glazed window to the rear elevation.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/bolton-grv>

### PUBLISHING

### PROPERTY DETAIL





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## OUTSIDE

Externally, the property benefits from a low-maintenance block paved yard to the rear, providing a private outdoor space perfect for summer evenings.



Ground Floor

Approximate total area<sup>(1)</sup>

700.52 ft<sup>2</sup>

65.08 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.







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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)