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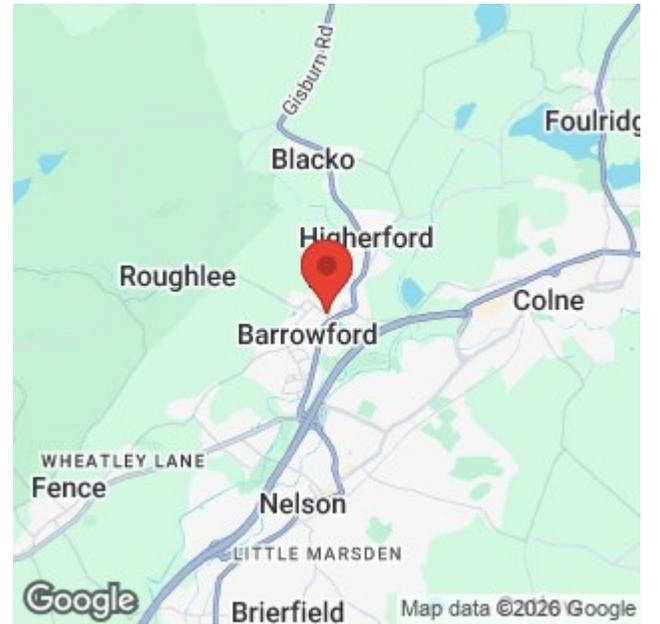
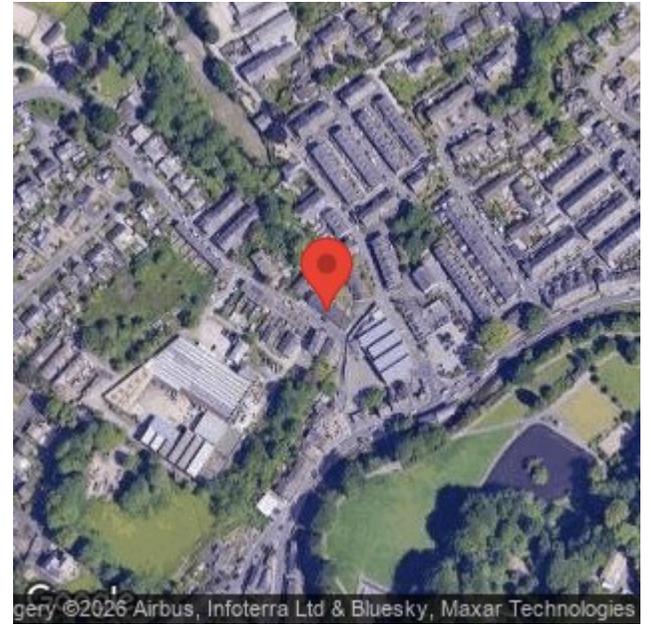
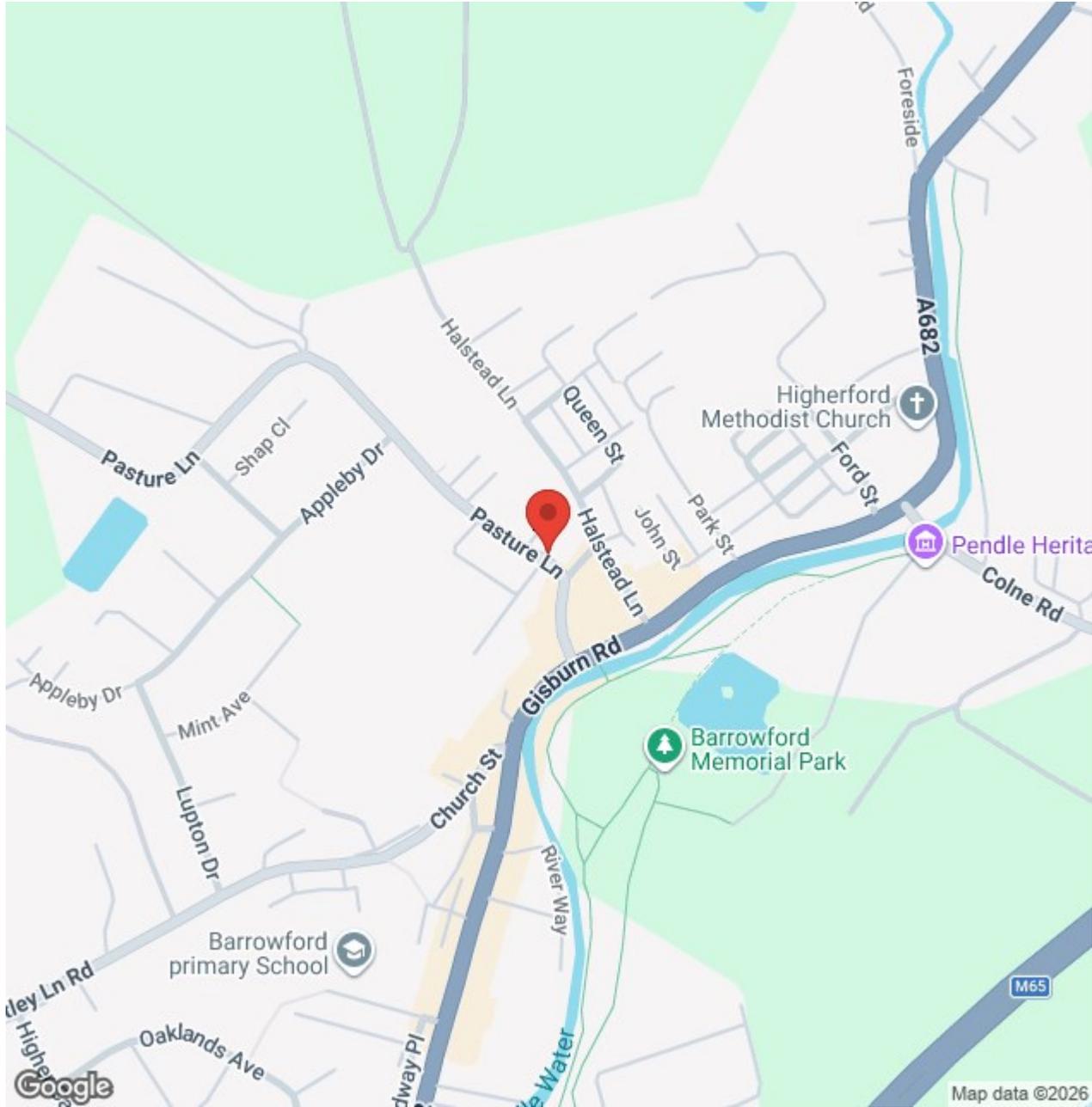
## Stansfield Close, Barrowford

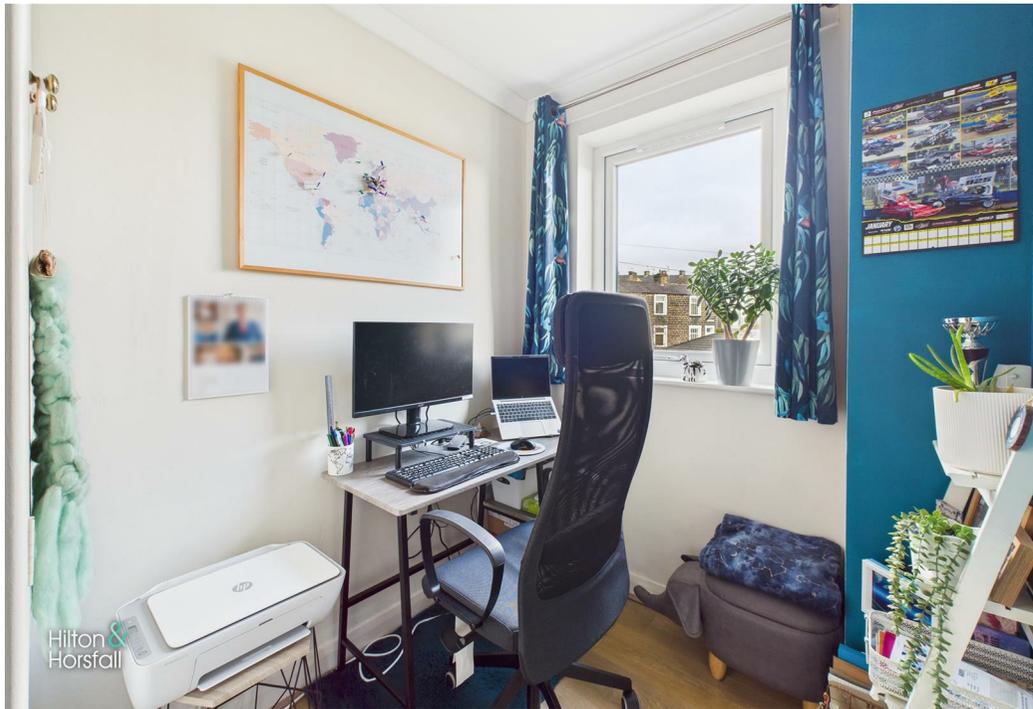
### Offers In The Region Of £120,000

- Well-presented first floor apartment
- Living room with serving hatch to the breakfast kitchen
- Modern breakfast kitchen with breakfast bar
- Two bedrooms plus study / nursery
- Contemporary bathroom suite
- Superb central Barrowford village location

An excellent opportunity to purchase a well-presented first floor apartment located in a highly desirable and central position within Barrowford village. The accommodation is thoughtfully laid out and comprises a welcoming entrance hallway, a bright living room with a serving hatch opening through to a modern breakfast kitchen, two bedrooms, a versatile study/nursery, and a contemporary bathroom. The apartment is ideally suited to a range of buyers including first-time purchasers, downsizers, and investors, offering comfortable, low-maintenance living in a superb village setting. With local amenities, transport links, and countryside walks all close at hand, this is a fantastic home in a sought-after location.







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## Lancashire

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### GROUND FLOOR ENTRANCE HALL

A compact ground floor entrance hallway providing access to the staircase leading up to the first floor accommodation. The space offers a practical area for coats and shoes, creating a useful and functional entrance to the apartment.

### FIRST FLOOR / LANDING

#### LIVING ROOM 16'4" x 8'10" (5.00m x 2.71m)

A light and inviting living room offering a comfortable and well-proportioned space for both relaxing and entertaining. The room is tastefully presented, featuring attractive décor, wood-effect flooring, and a large window that allows plenty of natural light to flood the space. There is ample room for a variety of living furniture arrangements, with space for both seating and media units. A serving hatch / internal window opening to the breakfast kitchen creates a sociable layout and practical connection between the two rooms, ideal for modern living. The overall feel is warm, welcoming, and perfectly suited to everyday life.

#### BREAKFAST KITCHEN 13'0" x 9'4" (3.97m x 2.86m)

A stylish and well-appointed breakfast kitchen fitted with a modern range of shaker-style wall and base units, complemented by contrasting work surfaces and attractive tiled splashbacks. Integrated appliances include an oven with gas hob and extractor hood, with space for additional freestanding appliances. The room benefits from recessed ceiling spotlights, wood-effect flooring, and a pleasant outlook via the window, allowing plenty of natural light to fill the space. A useful serving hatch creates a visual connection through to the

living room, enhancing the sense of space and making the room ideal for both everyday living and entertaining. A breakfast bar provides an ideal spot for casual dining or working from home.

#### BEDROOM ONE 8'9" x 12'4" (2.68m x 3.76m)

A well-presented double bedroom offering a comfortable and relaxing retreat. The room is tastefully decorated and benefits from a window providing natural light, along with a neutral colour scheme that enhances the sense of space. There is ample room for a double bed and additional bedroom furniture, making this a practical and versatile principal bedroom, ideal for everyday living.

#### BEDROOM TWO 6'7" x 9'4" (2.02m x 2.86m)

A further well-presented bedroom, ideal for use as a child's room, guest bedroom, or home office. The room is bright and tastefully decorated, benefiting from a window providing natural light and a pleasant outlook. There is space for a single bed and additional furnishings, making this a versatile room suited to a variety of needs.

#### STUDY / NURSERY 5'9" x 5'9" (1.77m x 1.77m)

A useful and versatile additional room, ideal for use as a home office, nursery, or occasional storage space. The room benefits from a window providing natural light and is well suited to modern home-working requirements or flexible family use.

#### BATHROOM 6'5" x 5'9" (1.98m x 1.76m)

A modern and well-appointed bathroom fitted with a three-piece suite comprising a panelled bath with glazed shower screen and shower over, pedestal wash hand basin, and low-level WC. The room is finished with contemporary tiling, patterned flooring, recessed ceiling spotlighting, and a frosted window providing both natural light and privacy, creating a fresh and practical space for everyday use.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/stansfield-court-bford>

### LOCATION

Stansfield Close occupies a superb and convenient position within the heart of Barrowford village. The property is ideally placed for easy access to a wide range of local amenities, including independent shops, cafés, bars, and restaurants, all within comfortable walking distance. Excellent transport links are

close by, with good road connections to surrounding towns and villages, as well as easy access to the M65 motorway network. Barrowford is well regarded for its community feel, desirable setting, and proximity to beautiful countryside, making this an excellent location for a variety of buyers.

### PUBLISHING

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### 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.



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## OUTSIDE

The property forms part of a well-maintained residential development, set within a quiet position in the heart of Barrowford village. The external appearance is tidy and well kept, reflecting the cared-for nature of the surrounding properties, while the location offers excellent convenience for village amenities and local transport links.



# Hilton & Horsfall

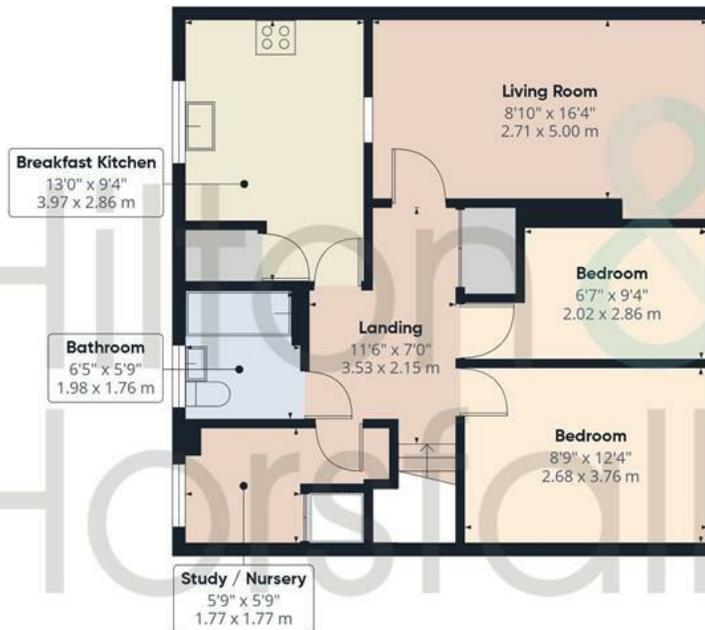


**Entrance Hallway**  
4'3" x 4'9"  
1.32 x 1.46 m

**Ground Floor**

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

674 ft<sup>2</sup>  
62.5 m<sup>2</sup>



**Floor 1**



(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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