



Hilton &
Horsfall

BB9 6HZ

John Street, Barrowford

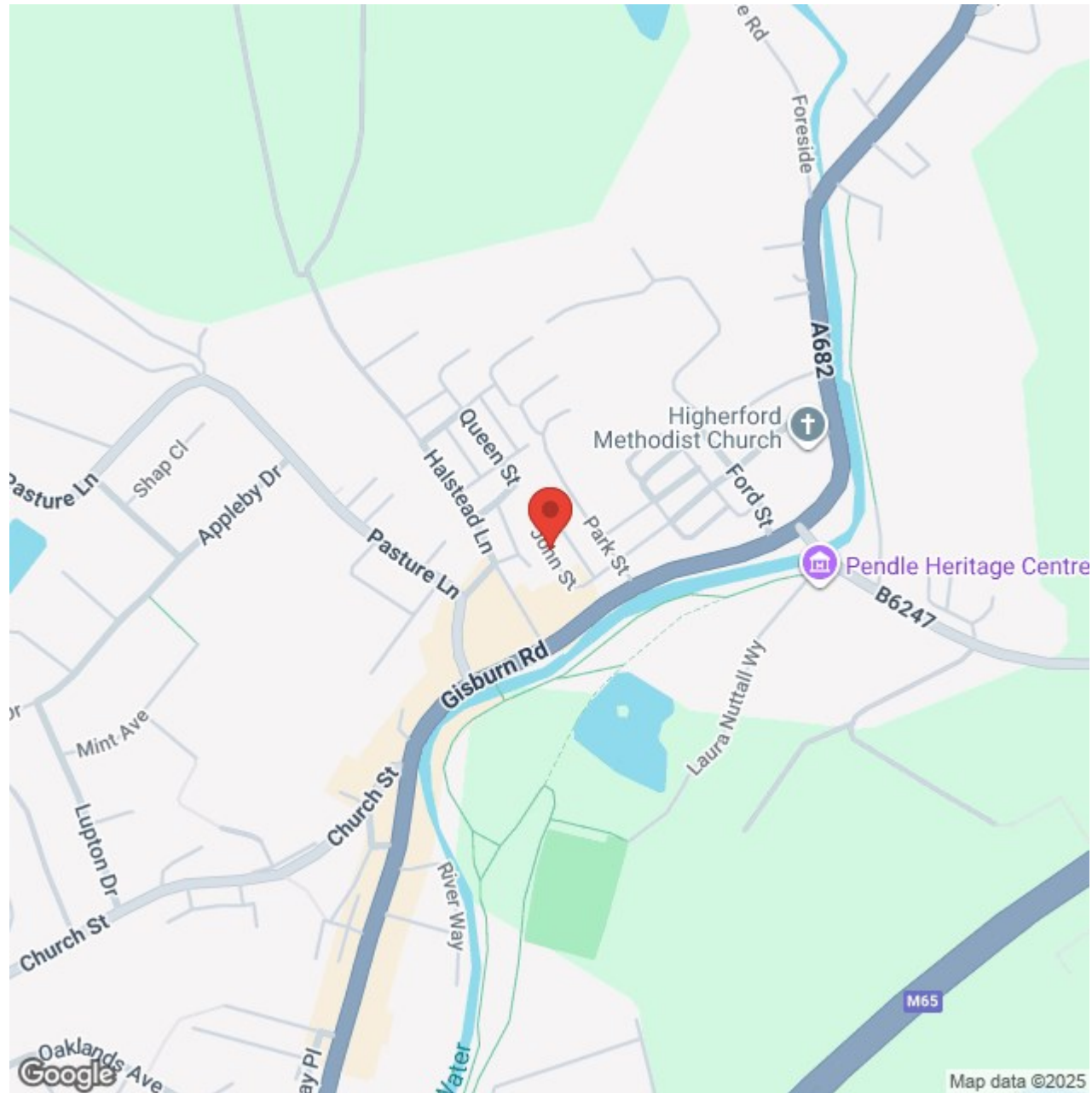
Offers In The Region Of £127,500

- Traditional stone-built mid terrace
- Two well-sized bedrooms
- Spacious dining kitchen
- Modern bathroom
- Enclosed rear yard
- Highly desirable Barrowford location
- Gas central heating & double glazing
- Ideal first-time buy or investment

A charming stone-built mid-terrace property located in the highly sought-after village of Barrowford. This well-presented home offers a great opportunity for first-time buyers, young professionals or buy-to-let investors. Internally, the property comprises a bright and welcoming front reception room, a spacious dining kitchen with modern units, two generously sized bedrooms and a stylish three-piece bathroom. Tastefully decorated throughout and benefiting from gas central heating and double glazing, this home is ready to move straight into.

Positioned just a short walk from Barrowford's excellent range of independent shops, cafes and transport links, this is a fantastic opportunity to own a home in one of Pendle's most desirable locations.







Lancashire

A charming stone-built mid-terrace property located in the highly sought-after village of Barrowford. This well-presented home offers a great opportunity for first-time buyers, young professionals or buy-to-let investors. Internally, the property comprises a bright and welcoming front reception room, a spacious dining kitchen with modern units, two generously sized bedrooms and a stylish three-piece bathroom. Tastefully decorated throughout and benefiting from gas central heating and double glazing, this home is ready to move straight into.

Positioned just a short walk from Barrowford's excellent range of independent shops, cafes and transport links, this is a fantastic opportunity to own a home in one of Pendle's most desirable locations.

GROUND FLOOR

LIVING ROOM 13'4" x 13'5" (4.08 x 4.11m)

A generously sized front reception room featuring a large window allowing in plenty of natural light. Neutrally decorated with a central fireplace as a focal point.

KITCHEN 10'7" x 10'6" (3.25 x 3.22m)

Located at the rear, this modern fitted kitchen features base and wall units, an integrated oven with hob, and space for dining. Door provides access out to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 13'4" x 13'7" (4.08 x 4.15m)

A spacious main double bedroom situated at the front of the property. Offers ample space for wardrobes and bedroom furniture.

BEDROOM TWO 10'8" x 6'7" (3.26 x 2.02m)

Ideal as a second bedroom, nursery or home office. Positioned at the rear with window overlooking the yard.

BATHROOM 7'9" x 3'8" (2.38 x 1.13m)

A stylish three-piece shower suite consisting of a panelled bath with shower over, low-level WC and wash basin. Finished with modern tiles and chrome fittings.

360 DEGREE VIRTUAL TOUR

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

LOCATION

John Street is ideally situated just off the heart of Barrowford village. It offers easy access to local amenities such as Booths supermarket, Barrowford Park, highly regarded primary schools and a selection of independent shops, cafés and eateries. For commuters, the M65 motorway is just a short drive away, providing links to Burnley, Preston and beyond.

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

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.



BB9 6HZ



OUTSIDE

To the rear is a fully enclosed yard with a stone-flagged surface — easy to maintain and perfect for outdoor seating or storage. Gated access to the rear passage.



Ground Floor

Approximate total area⁽¹⁾

622 ft²

57.8 m²



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.





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)