





Hilton &  
Horsfall

BB9 6DA

## Bedford Street, Barrowford

### Offers In The Region Of £155,000

- Three-bedroom end-terraced home
- Approximately 1,144 sq ft of accommodation
- Two generous reception areas
- Spacious fitted kitchen
- Enclosed rear yard with storage
- Vacant possession with no onward chain

A generously proportioned three-bedroom end-terraced home, offered for sale with no onward chain. Situated in the popular village of Barrowford, this substantial property provides spacious and versatile accommodation extending to approximately 1,144 sq ft and would appeal to a wide range of buyers. The ground floor comprises a welcoming entrance hallway, a generous dining room / sitting room which opens through to an impressive living room, creating a superb amount of reception space, together with a well-equipped fitted kitchen offering ample storage and room for a breakfast table. To the first floor are three bedrooms, including a particularly spacious principal bedroom with windows to both the front and side, alongside a modern shower room. Externally, the property occupies an end-terrace position with side access leading to an enclosed paved rear yard with useful storage and a pleasant leafy backdrop. Conveniently positioned for Barrowford's excellent range of amenities, schools and transport links, the property is vacant and available with no onward chain, making early viewing highly recommended.







## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALL

A welcoming entrance hallway with fitted carpet, radiator and staircase rising to the first floor, featuring painted spindles and a timber handrail. Providing access through to the ground floor accommodation, the hallway is finished with decorative wall lighting and traditional-style detailing.

#### DINING / SITTING ROOM 13'7" x 11'6" (4.15m x 3.53m)

A generously proportioned dining room / sitting room with fitted carpet, decorative coving, ceiling rose, radiator and windows allowing plenty of natural light. Open through to the adjoining living room, creating a spacious and versatile arrangement ideal for both everyday living and entertaining.

#### LIVING ROOM 15'10" x 18'2" (4.83m x 5.54m)

An impressive and generously proportioned living room enjoying plenty of natural light from windows to two elevations. Featuring a focal-point fireplace with decorative surround and inset fire, fitted carpet, ceiling rose, coving and radiators. The room opens through to the adjoining dining / sitting room, creating a particularly spacious and versatile living area.

#### KITCHEN 15'2" x 9'4" (4.63m x 2.85m)

A spacious fitted kitchen offering a good range of matching wall and base units with complementary work surfaces and tiled splashbacks. Incorporating a stainless steel sink and drainer, freestanding cooker with extractor over and space for additional appliances. Further features include tiled flooring, recessed ceiling spotlights, ample room for a breakfast table, generous natural light and an external door providing access to the rear.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 13'6" x 11'2" (4.13m x 3.41m)

A spacious principal double bedroom positioned to the front of the property and benefiting from an additional window to the side, allowing for plenty of natural light. Featuring fitted carpet, radiator and ample space for a range of bedroom furniture, with pleasant elevated outlooks.

#### BEDROOM TWO 10'11" x 8'4" (3.35m x 2.55m)

A well-proportioned second bedroom with a window providing plenty of natural light, fitted carpet and radiator. The room also benefits from a useful range of fitted drawer units and offers ample space for additional bedroom furniture.

#### BEDROOM THREE 9'2" x 9'5" (2.80m x 2.89m)

A well-proportioned single bedroom with a window providing natural light, radiator, fitted carpet and a useful range of fitted wardrobes and storage. Offering flexibility for use as a bedroom, nursery or home office.

#### SHOWER ROOM 6'3" x 5'11" (1.92m x 1.81m)

A well-presented shower room fitted with a three-piece suite comprising a shower enclosure with electric shower, pedestal wash basin and low-level WC. Finished with tiled walls, wood-effect flooring, chrome heated towel rail and a frosted window providing natural light and ventilation.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/bedfordstbarrowford>

### LOCATION

Situated in the popular village of Barrowford, the property is conveniently placed for a wide range of local amenities including independent shops, cafés, restaurants, schools and everyday services. Barrowford also offers excellent access to

surrounding towns including Nelson, Colne and Burnley, together with convenient links to the M65 motorway network. The area is well regarded for its attractive village setting, riverside walks and easy access to the surrounding Pendle countryside.

### 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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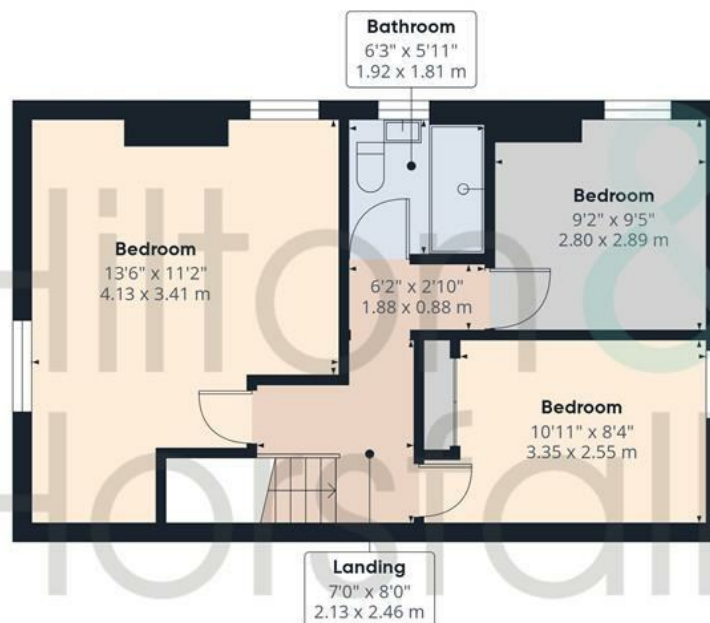
## OUTSIDE

Externally, the property occupies an end-terrace position with a stone-built frontage and a small enclosed area to the front. A pathway runs along the side of the property and provides access to the rear, where there is an enclosed paved yard with gated access and useful external storage. The rear enjoys a pleasant leafy backdrop, adding a degree of privacy.





Ground Floor



Floor 1



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

1144 ft<sup>2</sup>

106.3 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

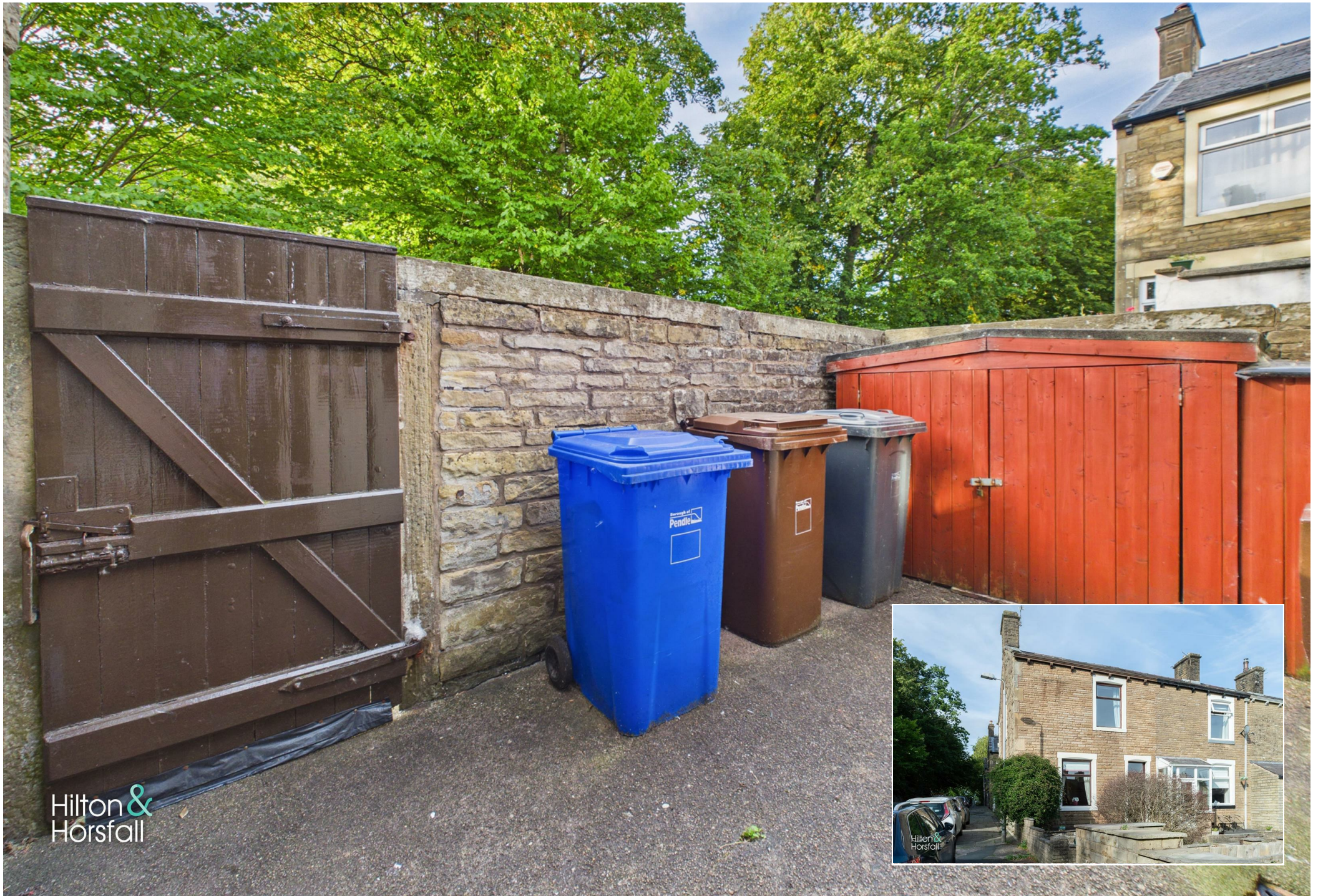
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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