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BB9 6HZ

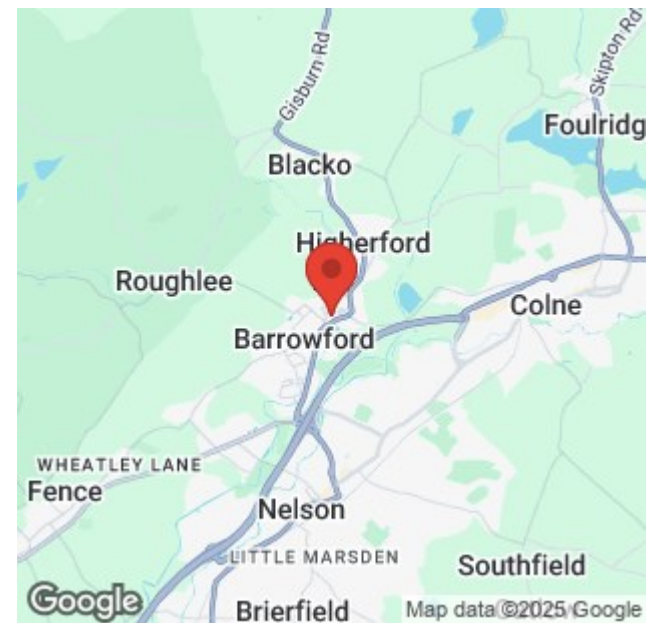
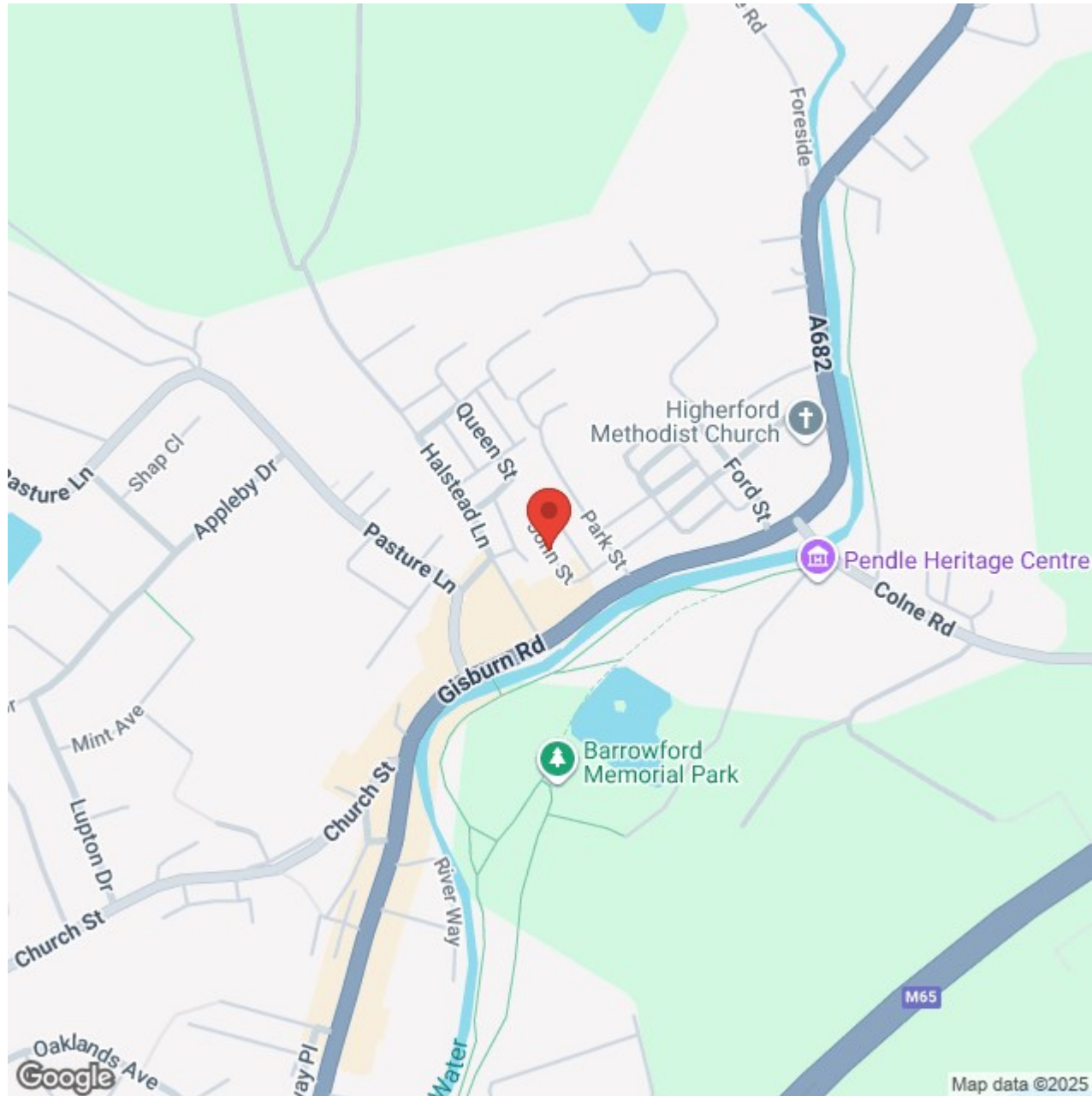
John Street, Barrowford

£134,950

- Two bedroom mid-terrace property
- Spacious living room & generous dining kitchen
- Three-piece bathroom
- Rear yard with outbuilding and utility plumbing
- Highly desirable Barrowford village location
- Available with no onward chain

This well-presented two bedroom mid-terrace property is offered to the market with no onward chain and is located in the heart of the highly desirable village of Barrowford. The accommodation comprises a spacious living room, a generous dining kitchen, two bedrooms and a three-piece bathroom, making it an ideal purchase for first-time buyers, downsizers or buy-to-let investors. To the rear is a private yard along with a useful outbuilding providing excellent storage and plumbing for a washer and dryer. The property offers easy access to village amenities, parks, countryside walks and excellent transport links, ensuring convenience and a fantastic lifestyle setting.







Lancashire

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GROUND FLOOR

LIVING ROOM 13'3" x 13'6" (4.06m x 4.13m)

A bright and inviting reception room featuring a central fireplace with decorative surround, neutral décor and a large front-facing window allowing plentiful natural light. This generously sized space comfortably accommodates lounge furnishings and offers a welcoming first impression on entering the home. A door leads through to the dining kitchen.

DINING KITCHEN 10'8" x 10'7" (3.26m x 3.23m)

A spacious dining kitchen fitted with a range of modern wall and base units, complementary work surfaces and tiled splashbacks. The room features an integrated oven with gas hob and extractor, ample space for a dining table, and a large window overlooking the rear yard. A door provides direct access to the outside space and the useful outbuilding. This well-proportioned room is ideal for everyday dining and entertaining.

FIRST FLOOR / LANDING

BEDROOM ONE 13'5" x 13'7" (4.09m x 4.15m)

A generously sized double bedroom positioned to the front of the property. This bright and versatile space features a large window, wood-effect flooring and ample room for bedroom furniture. An ideal principal bedroom with plenty of scope for personal styling.

BEDROOM TWO 10'7" x 4'9" (3.25m x 1.47m)

This second bedroom features an extensive range of fitted wardrobes, offering excellent storage. The room enjoys a pleasant outlook to the rear and fits a single bed.

BATHROOM 7'8" x 3'6" (2.34m x 1.09m)

A three-piece bathroom comprising a panelled bath with shower over, pedestal wash basin and low-level WC (not visible in the photograph), complemented by tiled walls and a frosted rear window for privacy. A practical and functional space with scope for personal modernisation.

360 DEGREE VIRTUAL TOUR

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

LOCATION

Situated in the heart of the highly sought-after village of Barrowford, this property enjoys close proximity to a wide range of local amenities including boutique shops, cafés, eateries, bars and everyday conveniences. Beautiful riverside walks, parks and open countryside are also within easy reach. Barrowford offers excellent transport links to neighbouring towns such as Nelson, Colne and Burnley, along with convenient access to the M65 motorway network for commuters. A desirable and well-connected village setting.

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

To the rear of the property is a low-maintenance yard offering a private outdoor space, along with a useful outbuilding providing additional storage and plumbing for a washer and dryer. On-street parking is available to the front.



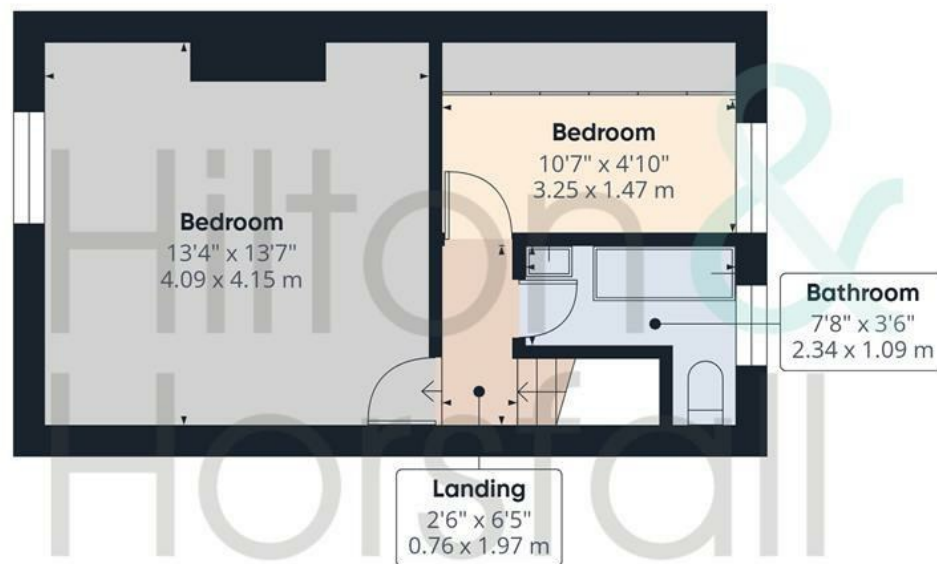


Ground Floor

Approximate total area⁽¹⁾

659 ft²

61.3 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.





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