







Hilton &  
Horsfall



## Holme Street, Barrowford

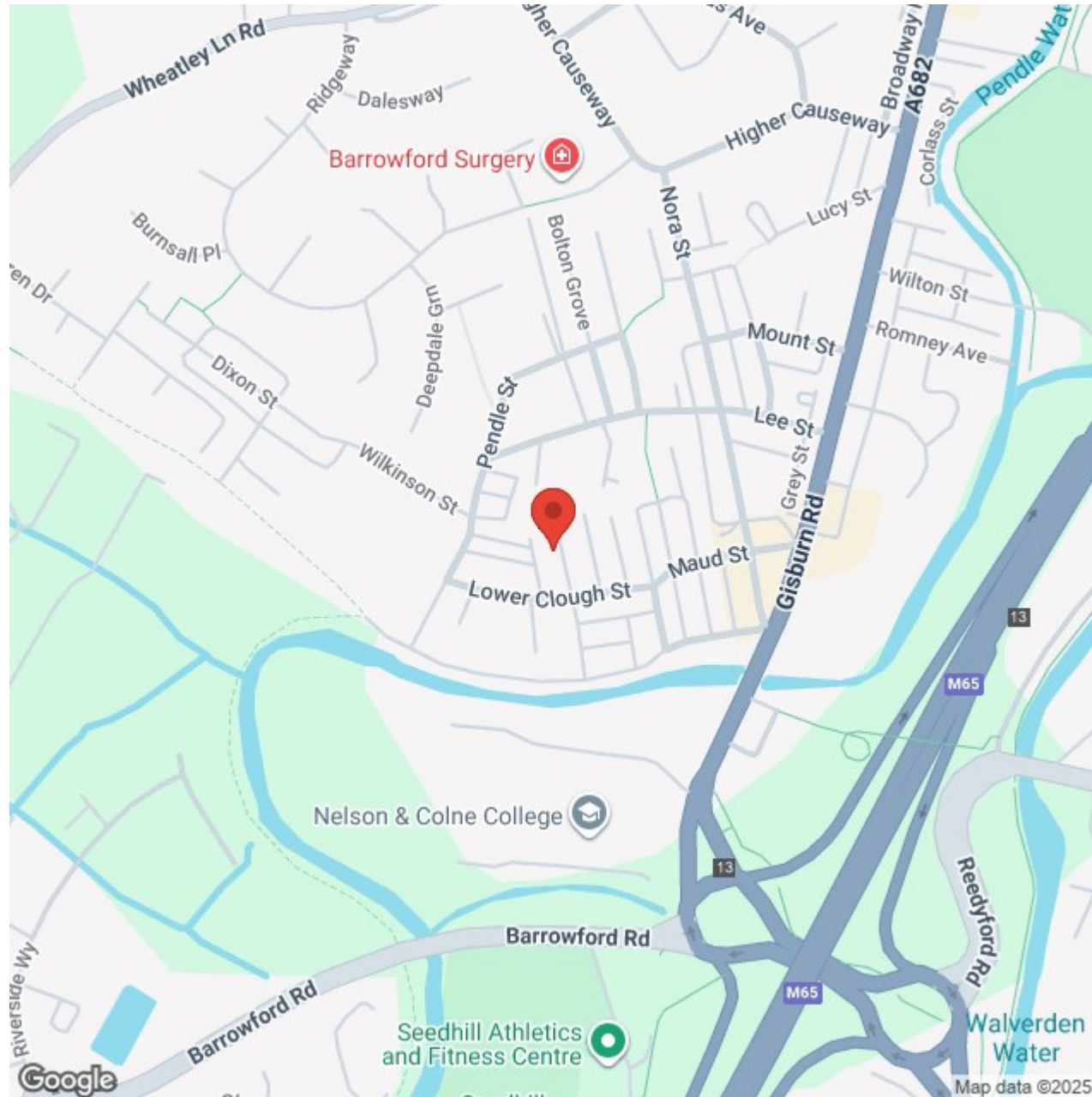
### Offers In The Region Of £139,950

- Attic room • Ideal for first time buyers or investors • Yard front and rear • Two reception rooms • Two bedrooms • Sought after area

Welcome to 18 Holme Street, Barrowford – a charming stone-built terrace offering spacious and versatile living across three floors. The ground floor features an entrance porch, a cosy sitting room, a generous family-sized living room, and a well-equipped fitted kitchen. On the first floor are two double bedrooms and a contemporary house bathroom, while the second floor boasts a versatile attic room, ideal as a third bedroom, study, or hobby space. Externally, the property benefits from a well-kept forecourt to the front and a low-maintenance flagged yard to the rear. Ideally located close to Barrowford's amenities, schools, and transport links, this home blends traditional character with modern comfort – perfect for families, first-time buyers, investors or anyone looking to settle in a sought-after area.











## Lancashire

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### ENTRANCE

With a solid hard wood door leading to:

### ENTRANCE PORCH

With access to the living room.

### SITTING ROOM 14'7" x 13'10" (4.45 x 4.22)

A cosy sitting room with an electric fire, 1x radiator and a uPVC double glazed window to the front elevation.

### LIVING ROOM 13'2" x 13'9" (4.02 x 4.21)

A family sized living room with 1x radiator, under stairs storage and a uPVC double glazed window to the rear elevation.

### KITCHEN 8'3" x 6'3" (2.53 x 1.93)

Open plan to the living room with an integrated oven and grill, four ring gas hob, plumbing for a washing machine, uPVC double glazed window to the side elevation and a uPVC double glazed door leading to the rear yard.

### LANDING

#### BEDROOM ONE 8'6" x 12'8" (2.61 x 3.87 )

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

#### BEDROOM TWO 13'4" x 6'11" (4.07 x 2.11)

A good sized single bedroom with 1x radiator and a uPVC double glazed window to the rear elevation.

#### BATHROOM 10'2" x 5'4" (3.10 x 1.65)

A four piece suite with a tiled bath, shower cubical, pedestal sink with chrome mixer tap, heated towel rail in chrome, push button w.c, fully tiled walls, tiled flooring and a uPVC frosted double glazed window to the rear elevation.

### ATTIC ROOM

A well proportioned room with 1x skylight and eaves storage.

### 360 DEGREE VIRTUAL TOUR

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

### 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 benefits from a well-kept forecourt to the front and a low-maintenance flagged yard to the rear.





Ground Floor



Floor 1



Floor 2

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

781 ft<sup>2</sup>

72.6 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.







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