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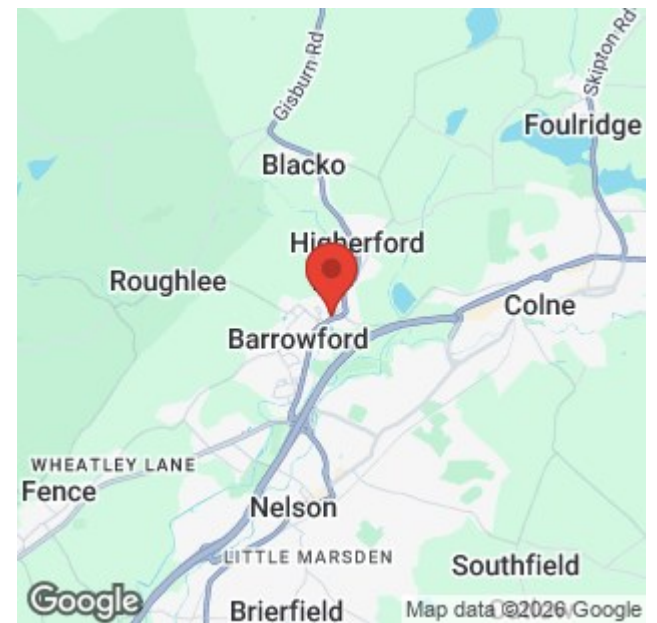
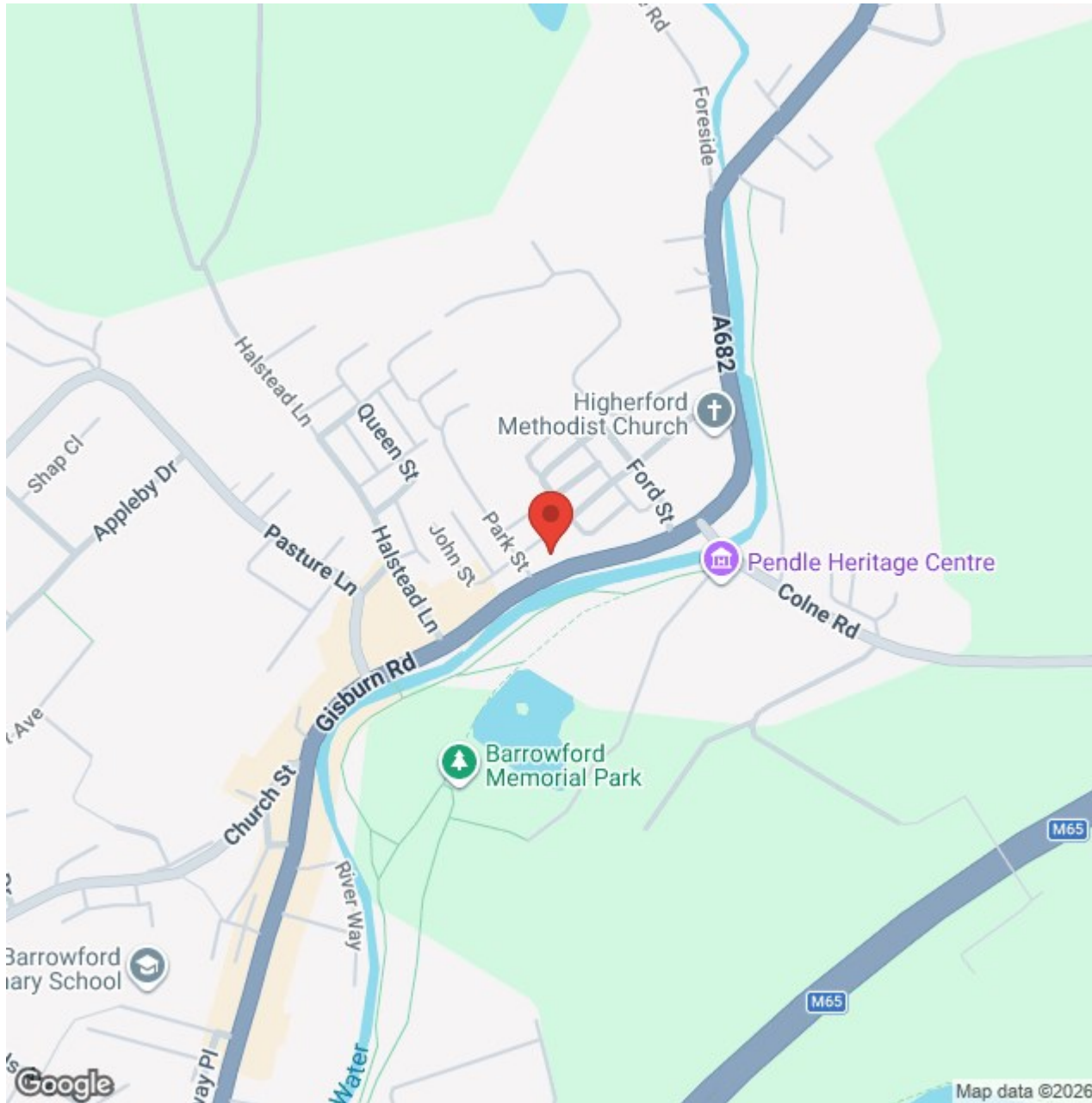
Brookbank, Barrowford

Offers In The Region Of £265,000

- Three-bedroom end-terrace home
- Directly overlooking Barrowford Park
- Two spacious reception rooms
- Principal bedroom with dressing area and en-suite
- Contemporary kitchen and shower room
- Enclosed rear courtyard with external store/utility

A beautifully presented three-bedroom end-terrace home occupying a superb position directly overlooking Barrowford Park and within easy walking distance of the village centre. Offering approximately 1,152 sq. ft. of characterful and versatile accommodation, the property features a spacious bay-fronted living room with an attractive fireplace and a generous dining room with a wood-burning stove. There is also a stylish contemporary kitchen opening onto an enclosed, low-maintenance rear courtyard, with access to a useful external store/utility room. On the first floor, the principal bedroom enjoys delightful park views, a fitted dressing area and an en-suite bathroom. Two further bedrooms and a contemporary shower room complete the accommodation. An excellent family home combining period character, modern presentation and a highly desirable central Barrowford location.







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GROUND FLOOR

LIVING ROOM 13'4" x 12'7" (4.08m x 3.86m)

A spacious and beautifully presented living room featuring a large bay window overlooking Barrowford Park, allowing plenty of natural light into the room. Further enhanced by an attractive cast-iron fireplace with a decorative surround and hearth, ornate ceiling coving, a ceiling rose, radiator and glazed double doors connecting to the dining room.

DINING ROOM 17'11" x 13'5" (5.48m x 4.11m)

A particularly spacious and versatile dining room with ample space for both dining and additional seating. Features include an attractive fireplace housing a wood-burning stove, decorative wall panelling, ceiling coving and a large window overlooking the rear courtyard. The room also incorporates the staircase to the first floor, useful built-in storage and glazed double doors leading into the kitchen.

KITCHEN 8'8" x 10'11" (2.65m x 3.33m)

A stylish contemporary kitchen fitted with an excellent range of sleek, handleless wall and base units, complemented by contrasting work surfaces and matching splashbacks. A range-style cooker sits beneath a coordinating extractor hood, while additional features include integrated appliance space, under-cabinet and plinth lighting, recessed ceiling spotlights, wood-effect flooring and a contemporary vertical radiator. A side window provides natural light, with a door giving access to the rear courtyard.

STORAGE / WASH ROOM 11'5" x 6'9" (3.50m x 2.07m)

Accessed from the rear courtyard, this useful covered store provides excellent additional storage space together with room for laundry appliances and household essentials. It also offers practical space for refuse bins, gardening equipment and outdoor items.

FIRST FLOOR / LANDING

A bright landing with a side window providing natural light, a painted spindle balustrade and access to all three bedrooms, the bathroom and separate shower room.

BEDROOM ONE 11'11" x 15'9" (3.65m x 4.82m)

A generously proportioned principal bedroom positioned at the front of the property, with two windows enjoying attractive views across Barrowford Park. The room benefits from a dedicated dressing area with fitted wardrobes and drawers, together with direct access to the en-suite bathroom. Further features include a radiator and ample space for freestanding bedroom furniture.

ENSUITE BATHROOM 7'3" x 4'9" (2.22m x 1.47m)

A stylish three-piece en-suite comprising a panelled bath with a rainfall shower over and glazed screen, a concealed-cistern WC and a washbasin set within a contemporary vanity unit. Finished with metro-style wall tiling, monochrome tiled flooring, an illuminated mirror and a chrome heated towel rail.

BEDROOM TWO 11'1" x 13'8" (3.39m x 4.17m)

A spacious double bedroom positioned at the rear of the property, with ample room for freestanding wardrobes and additional bedroom furniture. Features include a rear-facing window, radiator and ceiling-mounted loft access hatch.

BEDROOM THREE 8'7" x 10'10" (2.62m x 3.32m)

A well-proportioned third bedroom positioned at the rear of the property, currently arranged as a nursery. Features include a rear-facing window, fitted wardrobes, recessed ceiling spotlights and a radiator. The room would also work well as a child's bedroom, guest room or home office.

SHOWER ROOM 5'8" x 3'3" (1.75m x 1.00m)

A contemporary three-piece shower room comprising a walk-in shower area with a glazed screen, pedestal washbasin and WC. Fully tiled to the walls and floor, with a mirrored cabinet, chrome heated towel rail, recessed ceiling spotlight and a frosted window providing natural light and ventilation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/brookbank-bford>

LOCATION

Occupying an enviable position directly overlooking Barrowford Park, the property is within easy walking distance of Barrowford's thriving village centre. The village offers an excellent selection of independent shops, cafés, restaurants and public houses, together with everyday amenities, schooling and Booths supermarket. The surrounding area provides plentiful countryside and riverside walks, while excellent transport connections give convenient access to Nelson, Colne, Burnley and the wider Ribble Valley. Junction 13 of the M65 is also within easy reach, making the location ideal for commuters.

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 front is a raised, well-stocked garden forecourt with mature shrubs and planting, complementing the property's attractive stone-built façade. Its prominent end-terrace position enjoys a particularly pleasant outlook directly across Barrowford Park. To the rear is an enclosed, low-maintenance courtyard arranged over two levels, with stone paving, steps and an artificial lawned area. The courtyard provides space for outdoor seating or children's play equipment and benefits from gated access to the adjoining lane, together with access to the external store/utility room.

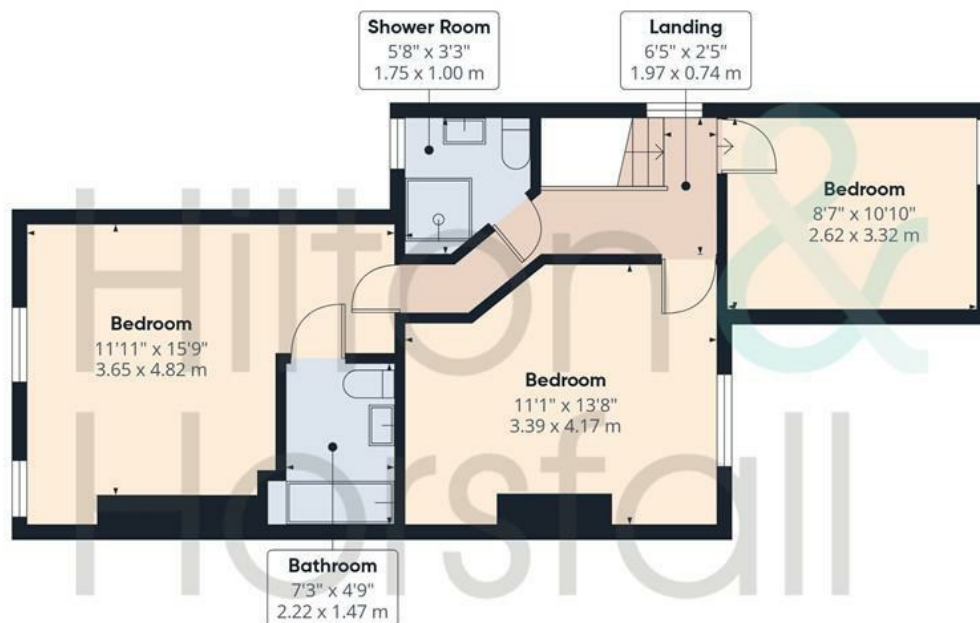


Ground Floor

Approximate total area⁽¹⁾

1152 ft²

107 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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