







Hilton &  
Horsfall



BB9 6HD

## East Bank, Barrowford

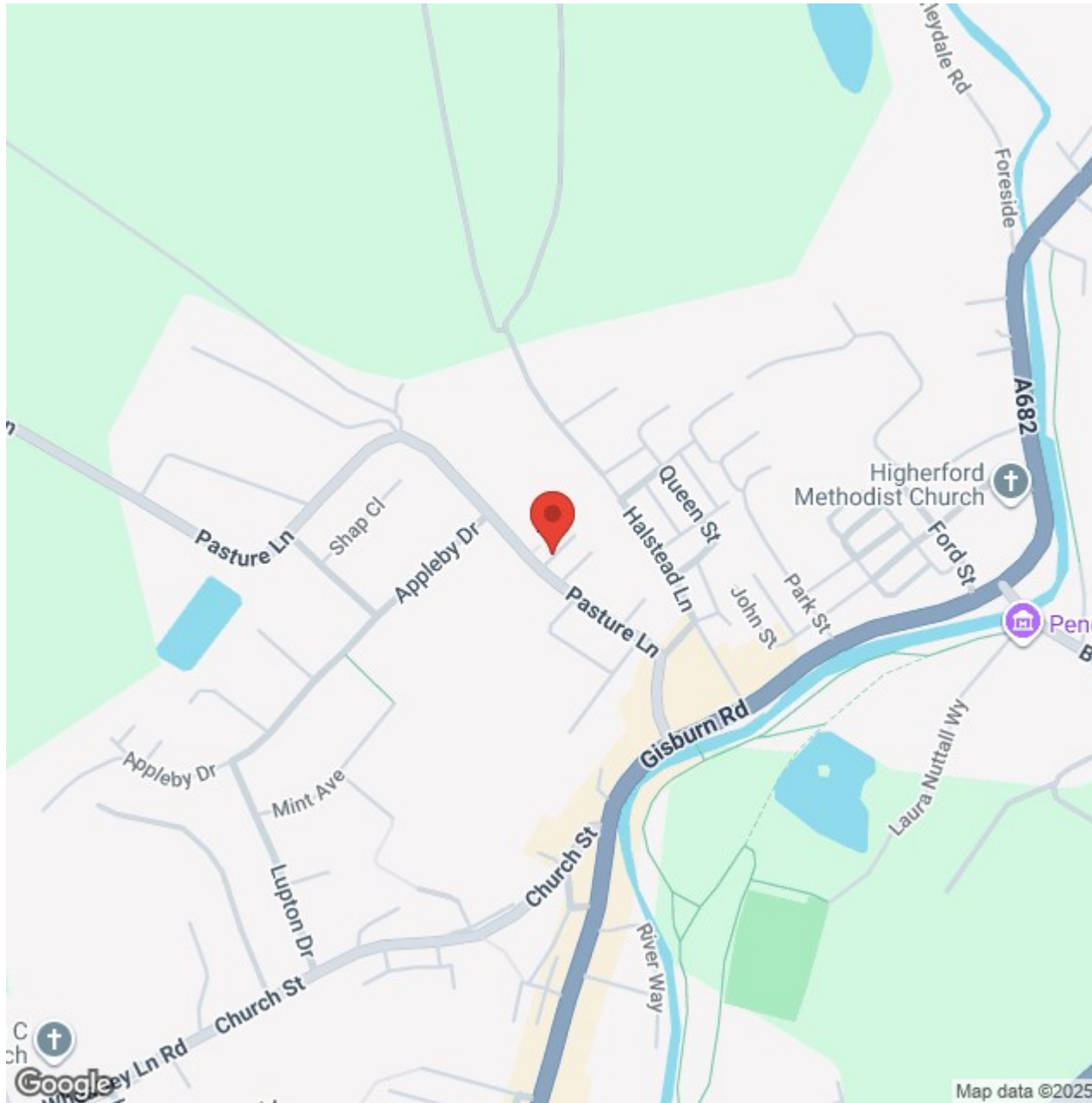
£595 PCM

- Two-bedroom back-to-back terrace
- Modern kitchen and shower room
- Neutral décor throughout
- Useful cellar storage
- Sought-after Barrowford location
- Walking distance to village amenities
- Available immediately

A well-presented two-bedroom back-to-back terrace property located in the highly sought-after village of Barrowford. This home has recently been modernised and offers stylish, neutral décor throughout, making it ready for immediate occupation. Set within walking distance of the village centre, the property provides easy access to local shops, bars, and restaurants, as well as excellent transport links to neighbouring towns and the M65 motorway network.











## Lancashire

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### GROUND FLOOR

#### LIVING ROOM 9'5" x 14'6" (2.89m x 4.43m)

A bright and spacious reception room with a large front-facing window, neutral décor, grey fitted carpet, and a modern wall-mounted electric fire.

#### KITCHEN 10'2" x 14'7" (3.10m x 4.45m)

A modern fitted kitchen with a range of wall and base units, complementary worktops, integrated oven and hob, stainless steel sink unit, and laminate flooring. There is space for a small dining area, and the staircase to the first floor is located within this room.

### LOWER GROUND

#### CELLAR 19'5" x 4'8" (5.92m x 1.44m)

A useful storage space ideal for bikes, household items, or as a utility area.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 10'2" x 10'1" (3.12m x 3.09m)

A generous double room with a front-facing window, grey fitted carpet, and neutral tones.

#### BEDROOM TWO 9'11" x 4'2" (3.04m x 1.28m)

A single room with front-facing window and neutral décor.

#### SHOWER ROOM 9'11" x 4'2" (3.04m x 1.28m)

A modern three-piece suite comprising a walk-in shower with glass screen, low-level WC, and wash basin with vanity unit. Finished with stylish tiled walls.

### LOCATION

Barrowford is one of East Lancashire's most desirable villages, renowned for its range of boutique shops, independent cafes, bars, and restaurants. Excellent transport links are nearby, including easy access to the M65 motorway and direct routes into Burnley, Nelson, and Colne. Scenic countryside walks and open spaces are also within close reach, making this a highly attractive rental location.

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## OUTSIDE

The property is positioned on a traditional cobbled street, typical of the area, and is within easy walking distance of Barrowford village centre and its amenities.





Floor -1



Ground Floor



Floor 1

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

626 ft<sup>2</sup>

58.1 m<sup>2</sup>

(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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