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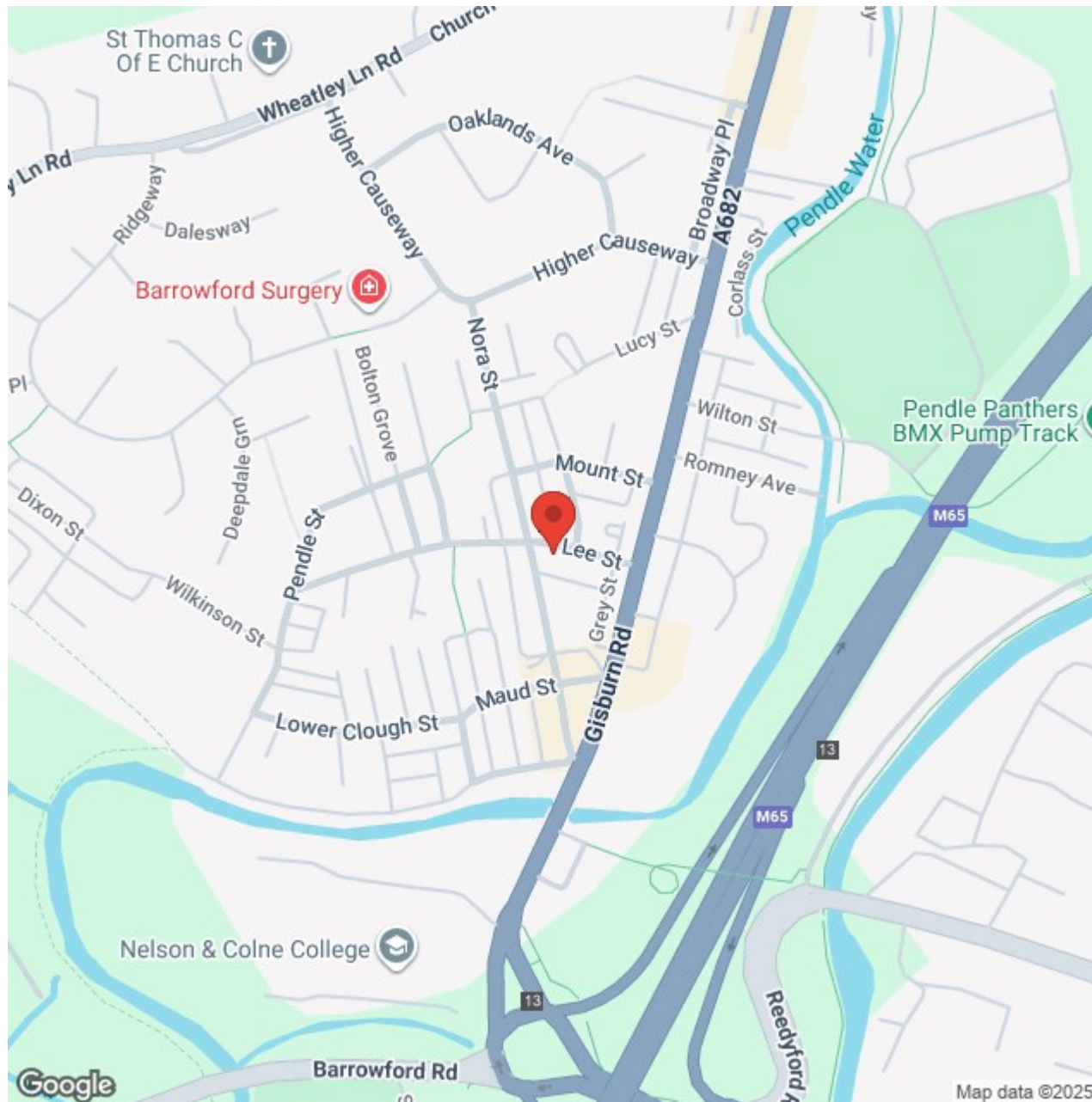
Lee Street, Barrowford

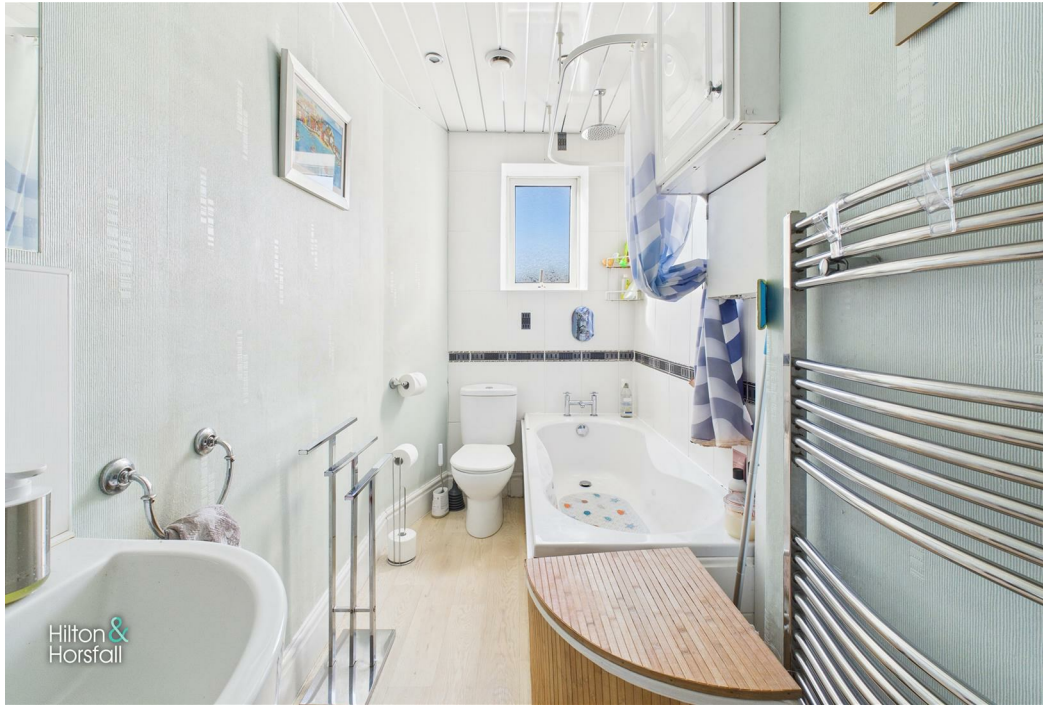
Offers In The Region Of £159,950

- Mid-terrace property in a sought-after location
- Two reception rooms
- Two bedrooms plus an attic room
- Large landscaped rear yard with sunny aspect
- Separate laundry room
- Ideal for first-time buyers and families alike
- Viewing highly recommended

A fantastic opportunity to acquire this beautifully presented mid-terraced dwelling, located in the highly sought-after village of Barrowford. This spacious home offers versatile accommodation set across three floors, with two generous reception rooms, two bedrooms on the first floor, and an additional attic room. The property is enhanced by a superbly landscaped rear yard which enjoys a sunny aspect and provides the perfect space for outdoor dining and entertaining. Early viewing is highly recommended to fully appreciate what this delightful home has to offer.







Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

SITTING / DINING ROOM 11'1" x 10'3" (3.38m x 3.13m)

A light and welcoming reception room positioned to the front of the property, featuring a large uPVC double glazed window allowing plenty of natural light. The room is enhanced by tasteful décor, a feature fireplace with timber mantle, central heating radiator, and ceiling coving. Offering ample space for a dining table and chairs, this versatile room can be used as either a formal dining area or a cosy second sitting room.

LIVING ROOM 14'8" x 13'1" (4.48m x 4.00m)

A spacious and beautifully presented main reception room positioned to the rear of the property. The room is enhanced by an elegant feature fireplace with modern surround and inset fire, decorative ceiling coving, and a central heating radiator. A large uPVC double glazed window overlooks the rear aspect, filling the space with natural light. This inviting room provides the perfect setting for relaxation or entertaining.

KITCHEN 11'10" x 6'11" (3.61m x 2.13m)

A well-appointed kitchen fitted with a range of modern wall, drawer and base units with complementary solid wood work surfaces and tiled splashbacks. Incorporating an integrated oven with four-ring hob and extractor hood over, white sink unit with mixer tap, and plumbing for appliances. The kitchen benefits from uPVC double glazed windows to the side elevation, recessed spot lighting, and direct access to the rear yard through a uPVC door.

LAUNDRY ROOM 8'10" x 4'11" (2.71m x 1.51m)

A useful outbuilding accessed via the rear yard, fitted with

plumbing for a washing machine and providing additional storage space. An ideal utility area to keep household appliances separate from the main living accommodation.

FIRST FLOOR / LANDING

BEDROOM ONE 11'7" x 13'8" (3.54m x 4.19m)

A spacious double bedroom positioned to the front of the property, featuring a large uPVC double glazed window which floods the room with natural light. Tastefully decorated with patterned wallpaper, ceiling coving, and a central heating radiator. The room offers ample space for freestanding furniture and wardrobes, making it an inviting and comfortable retreat.

BEDROOM TWO 11'5" x 6'7" (3.50m x 2.02m)

Positioned to the rear of the property, this second bedroom benefits from a uPVC double glazed window overlooking the rear aspect, central heating radiator, and neutral décor. A versatile room that can be used as a bedroom, home office, or study.

BATHROOM 11'8" x 4'11" (3.57m x 1.52m)

A three-piece bathroom suite comprising a panelled bath with overhead shower and screen, low-level WC, and wash hand basin with storage beneath. Complete with a chrome heated towel rail, part tiled walls, and a frosted uPVC double glazed window to the rear elevation.

SECOND FLOOR

ATTIC ROOM 19'10" x 12'9" (6.05m x 3.90m)

A spacious attic room accessed via a fixed staircase, offering excellent versatility as an additional bedroom, home office, or hobby space. Benefiting from two Velux windows allowing natural light, central heating radiator, and eaves storage. Please note: restricted head height in some areas.

360 DEGREE VIRTUAL TOUR

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

LOCATION

Situated on Lee Street in the ever-popular village of Barrowford, this property enjoys a prime position close to a wealth of local amenities. Barrowford is renowned for its vibrant community, offering an excellent selection of boutique shops, cafés, bars, and restaurants, along with well-regarded primary and secondary schools. The village also provides easy access to

beautiful countryside walks and scenic spots along Pendle Water. For commuters, the M65 motorway network is just a short drive away, offering convenient links to Burnley, Blackburn, Preston, and beyond, while nearby Nelson and Colne railway stations provide regular connections to surrounding towns and cities.

PUBLISHING

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OUTSIDE

To the rear of the property is a generous, beautifully landscaped yard designed for low maintenance and maximum enjoyment. This superb outdoor space is a real sun trap, featuring paved seating areas, raised planters, and attractive borders with space for potted plants. A wonderful setting for alfresco dining, entertaining, or simply relaxing in the sunshine. The yard is enclosed with fencing and stone walling, offering both privacy and security, with gated access to the rear.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1114 ft²

103.5 m²

Reduced headroom

79 ft²

7.4 m²

(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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