





Hilton &  
Horsfall

BB9 6JH

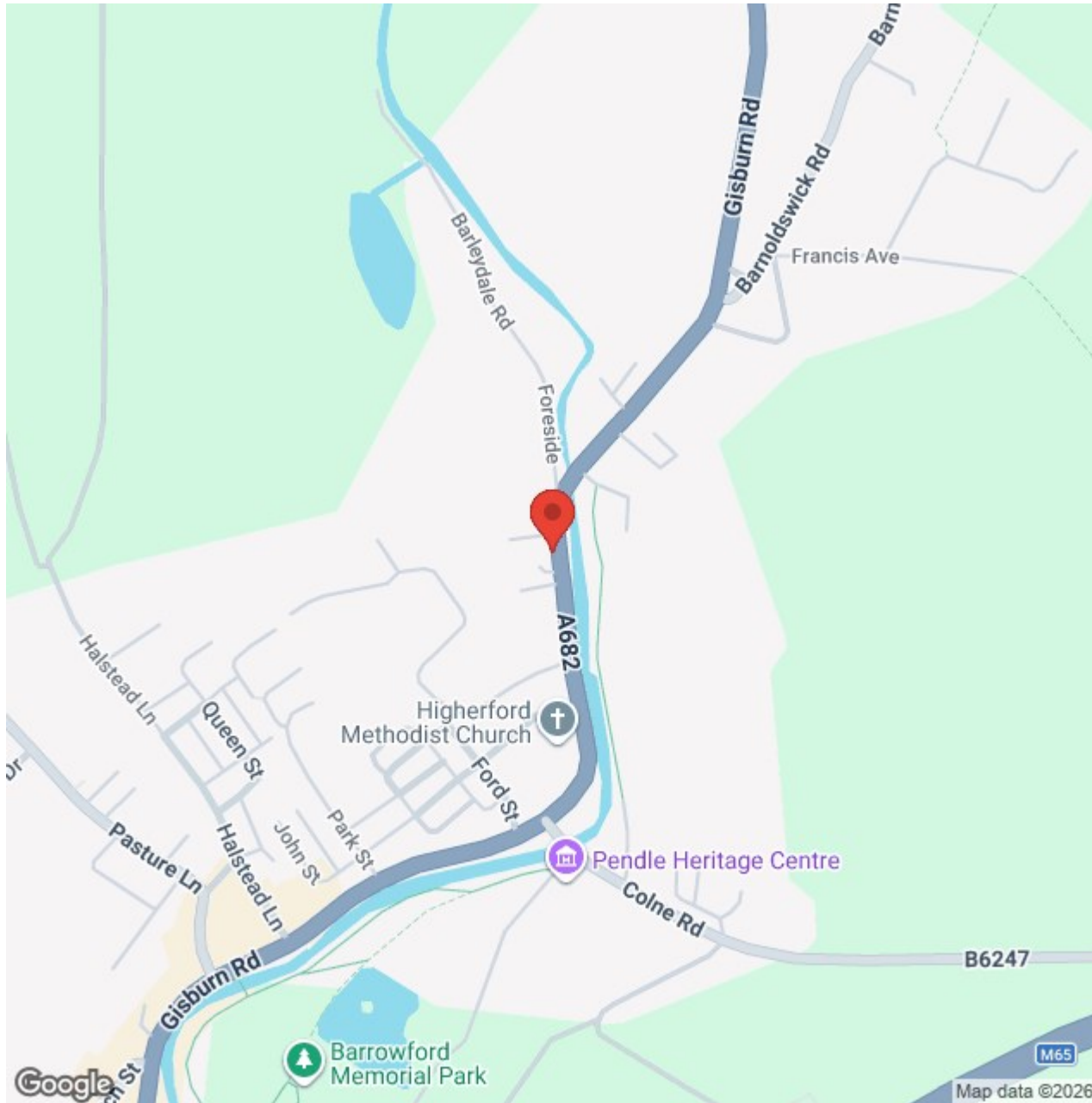
## Gisburn Road, Barrowford

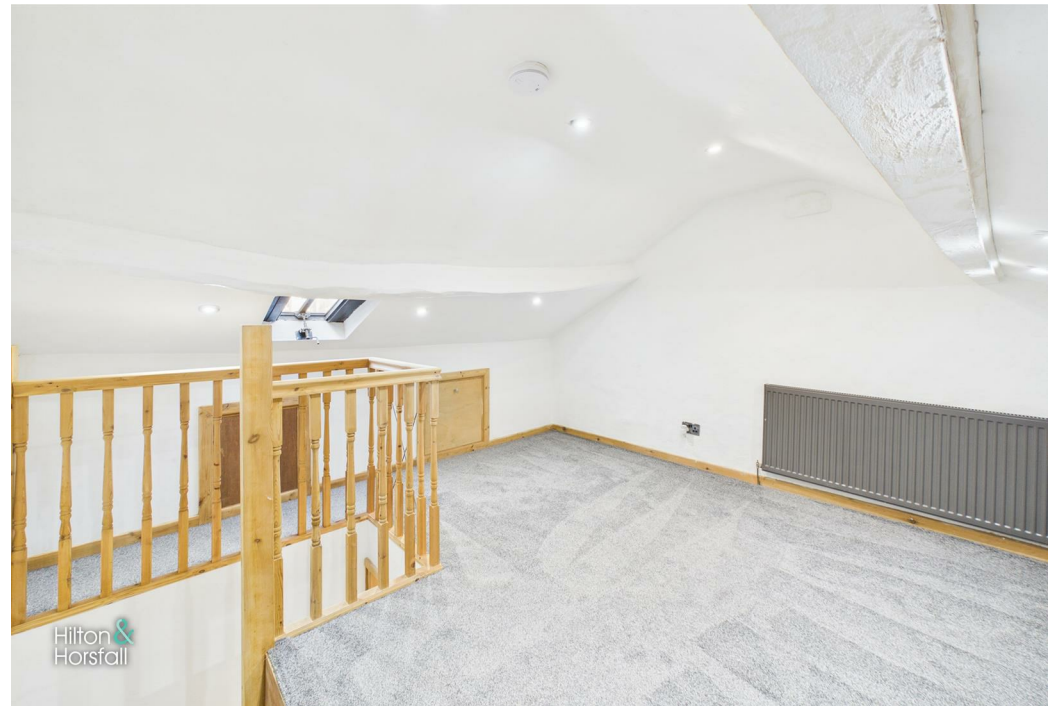
### Offers In The Region Of £149,950

- Fully refurbished stone-built mid cottage
- Spacious living room with wood burning stove
- Modern fitted kitchen
- One large double bedroom
- Useful attic room (occasional use)
- Raised patio and no chain delay

An immaculately presented and fully refurbished stone-built mid cottage offering stylish and deceptively spacious accommodation arranged over three floors. This charming home is ready to move straight into and would be ideal for first-time buyers, downsizers or investors alike. The ground floor comprises a generous living room featuring a cast iron wood burning stove set within a characterful surround, creating a warm and cosy focal point, along with a modern fitted kitchen to the rear with access out to the patio. To the first floor is a large double bedroom and a contemporary three-piece bathroom suite, while a further staircase leads to the attic room which provides a versatile additional space, ideal for a home office, dressing room or occasional use (not classified as a bedroom). Externally the property benefits from a raised patio area and is offered to the market with no chain delay.







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## Lancashire

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### GROUND FLOOR

#### LIVING ROOM 14'9" x 11'8" (4.52m x 3.58m)

A beautifully presented and generously proportioned living room full of character, featuring exposed ceiling beams and a cast iron wood burning stove set within a stone surround, creating a warm and inviting focal point. The room is finished with neutral décor and quality carpeting, offering a bright yet cosy feel, with ample space for furnishings, a useful built-in storage recess, a front-facing window allowing plenty of natural light, a charming window seat and access to the staircase and kitchen.

#### KITCHEN 10'8" x 8'9" (3.27m x 2.68m)

A modern fitted kitchen offering a good range of wall and base units with complementary work surfaces and tiled splashbacks, incorporating an inset sink with mixer tap, integrated oven with electric hob and extractor hood above, along with space for additional appliances. The room is well presented with neutral décor and tiled flooring, having a window to the rear elevation providing natural light and a door leading out to the rear yard.

### FIRST FLOOR / LANDING

A well-presented landing area with neutral décor and fitted carpeting, providing access to the bedroom and bathroom, along with a useful built-in storage cupboard and staircase leading up to the attic room.

#### BEDROOM ONE 14'11" x 12'1" (4.57m x 3.69m)

A generous double bedroom with a light and airy feel, featuring

a set of characterful windows allowing plenty of natural light, complemented by soft neutral décor, fitted carpeting and recessed ceiling spotlights, with the added benefit of a built-in storage cupboard and ample space for freestanding furniture.

#### BATHROOM 8'2" x 6'5" (2.50m x 1.96m)

A stylish and well-presented bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glass screen, a wash hand basin set within a vanity unit and a low level WC, complemented by modern tiled walls, patterned flooring, a chrome heated towel radiator and a window allowing for natural light.

### SECOND FLOOR

#### ATTIC ROOM 13'3" x 12'0" (4.05m x 3.66m)

A spacious and versatile attic room with a light and airy feel, featuring a Velux window allowing natural light, fitted carpeting and recessed ceiling spotlights, with useful storage into the eaves and ample space for a variety of uses such as a home office, hobby room or occasional guest space.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/gisburn-rd-bford>

### LOCATION

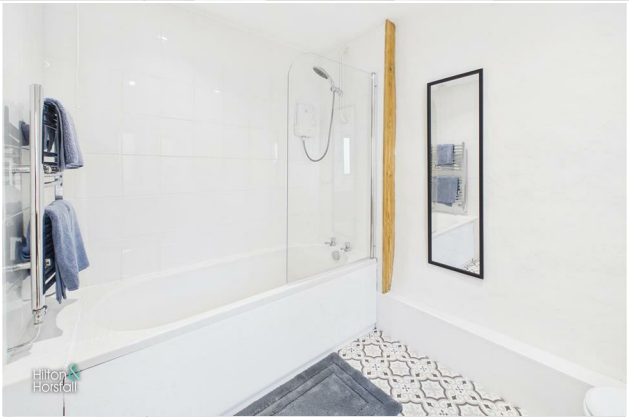
Situated in a highly desirable and picturesque setting, the property enjoys a peaceful position whilst still being conveniently located within walking distance of Barrowford Park and the Heritage Centre, along with popular local spots including The White Bear, The Bridge Pub and The Lamb Club, as well as a Booths supermarket for everyday essentials, with excellent transport links providing easy access to surrounding towns and countryside walks right on the doorstep, making it an ideal location for those seeking a balance of rural charm and convenience.

### PUBLISHING

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### PROPERTY DETAIL

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## OUTSIDE

Externally the property benefits from a raised patio area, providing a pleasant and low maintenance outdoor space ideal for seating and enjoying the surroundings, with on-street parking available nearby.





Ground Floor



Floor 1



Floor 2



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

752 ft<sup>2</sup>

69.9 m<sup>2</sup>

Reduced headroom

70 ft<sup>2</sup>

6.5 m<sup>2</sup>

(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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