



Hilton &
Horsfall

BB9 8NT

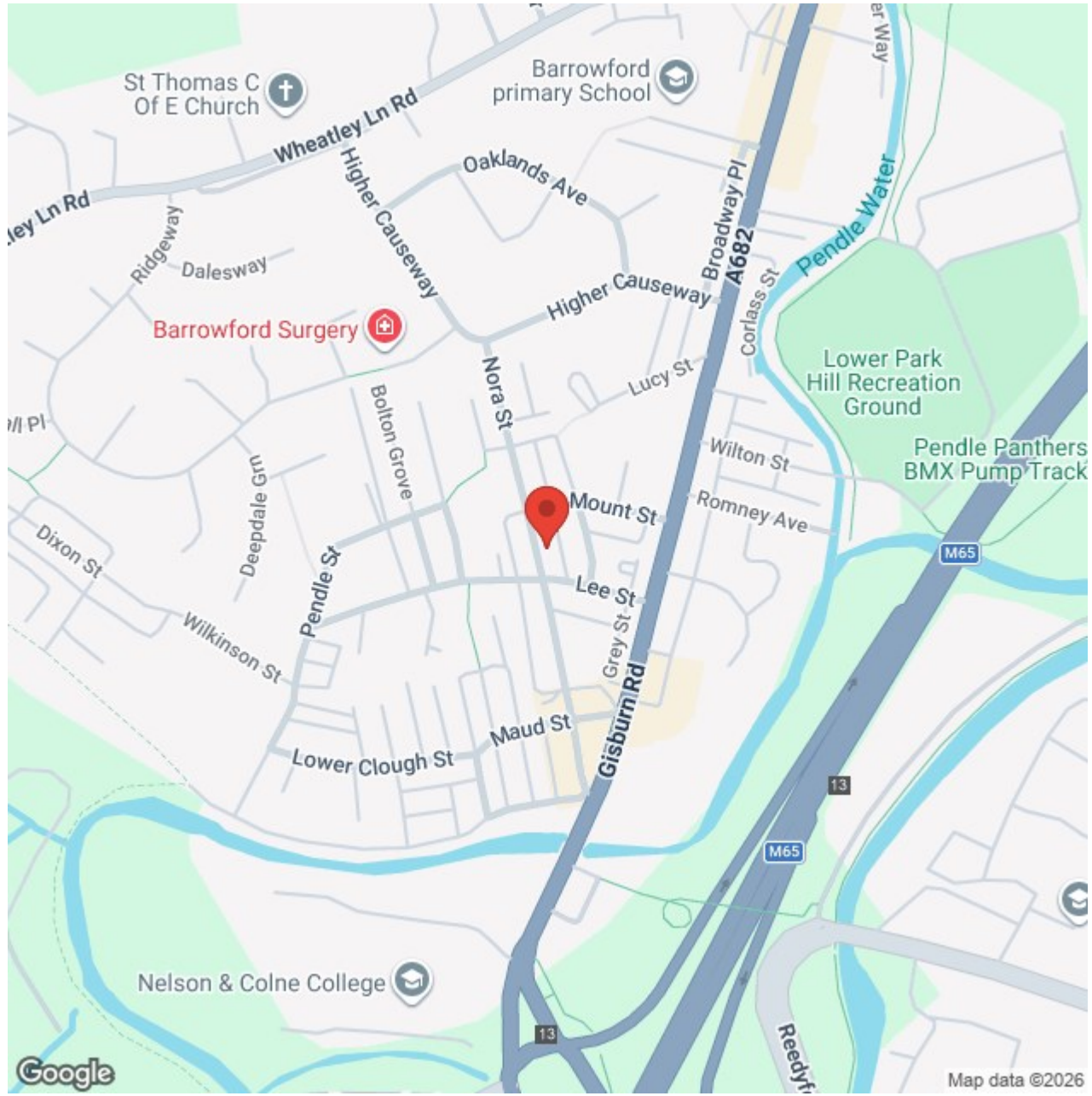
Nora Street, Barrowford

Offers In The Region Of £140,000

- Two-bedroom mid-terrace home
- Living room with feature wood-burning stove
- Modern dining kitchen with rear access
- Contemporary three-piece bathroom suite
- Enclosed, low-maintenance rear yard
- Popular and convenient Barrowford location

A well-presented two-bedroom mid-terrace home situated in a popular and convenient location in Barrowford, offering attractive and well-maintained accommodation arranged over two floors. The property comprises a welcoming front living room featuring a characterful wood-burning stove, leading through to a modern dining kitchen fitted with contemporary units and providing access to the enclosed rear yard. To the first floor are two bedrooms and a stylish three-piece bathroom suite. Externally, the property benefits from a low-maintenance rear yard, while its excellent location places it within easy reach of local amenities, schools, transport links and countryside walks, making it an ideal purchase for first-time buyers, downsizers or buy-to-let investors alike.







Lancashire

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GROUND FLOOR

LIVING ROOM 12'8" x 14'0" (3.87m x 4.28m)

Positioned to the front of the property, the living room is a warm and inviting space, finished in a tasteful, contemporary style. A striking feature chimney breast with inset wood-burning stove creates a real focal point, adding both character and comfort. The room benefits from a front-facing window allowing plenty of natural light, while the generous proportions comfortably accommodate two sofas and additional furniture.

DINING KITCHEN 11'5" x 14'0" (3.50m x 4.28m)

Located to the rear of the property, the dining kitchen is fitted with modern black gloss units, wood-effect worktops and a contemporary tiled splashback, offering excellent storage and workspace. There is space for a dining table, ceiling spotlights for a clean finish, and a rear door providing direct access out to the enclosed yard.

FIRST FLOOR / LANDING

BEDROOM ONE 12'11" x 14'0" (3.95m x 4.28m)

Located to the front of the property, this generous double bedroom is bright and well presented, offering ample space for a bed and additional bedroom furniture, finished with neutral décor, fitted carpet and a front-facing window providing plenty of natural light.

BEDROOM TWO 11'6" x 7'10" (3.51m x 2.40m)

Located to the rear of the property, this second bedroom is a well-proportioned and versatile room, ideal as a guest bedroom, home office or dressing room, finished with neutral décor and enjoying a rear-facing window providing natural light.

BATHROOM 8'8" x 5'7" (2.65m x 1.72m)

The bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, pedestal wash basin and WC, finished with contemporary wall tiling, a heated towel rail and a frosted window providing natural light and ventilation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/nora-st-bford>

LOCATION

Nora Street is a popular residential area within Barrowford, conveniently positioned for access to local shops, cafés and amenities, while also being within easy reach of primary and secondary schools. The property is well placed for commuters, with excellent road links via the A56 and M65, and enjoys close proximity to open countryside, canal-side walks and Pendle Hill.

PUBLISHING

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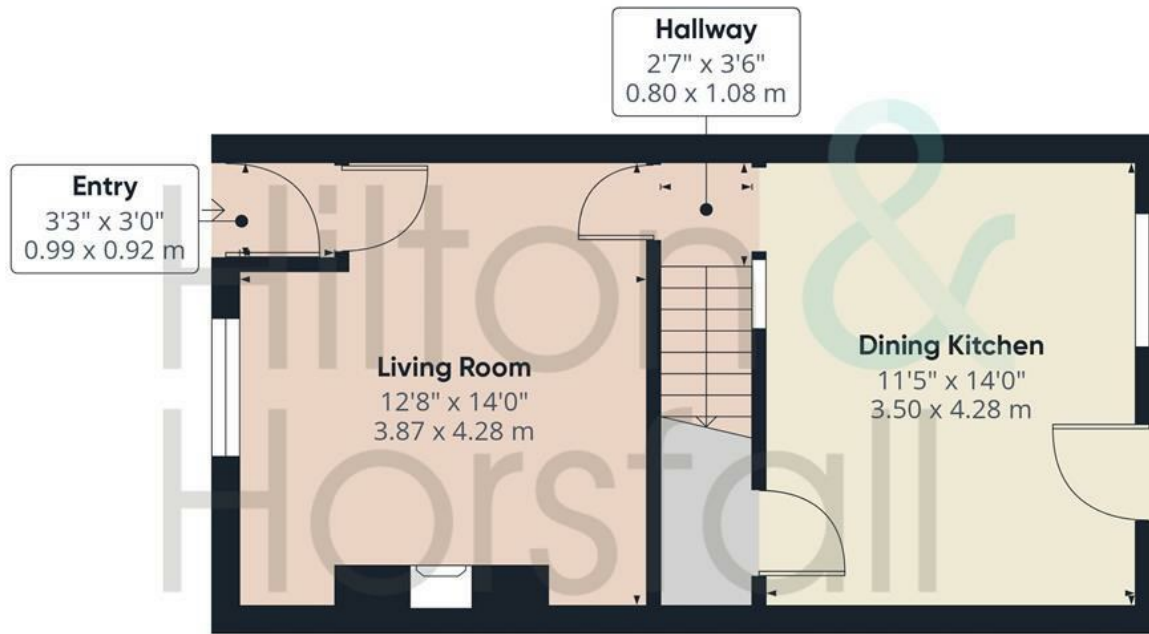
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OUTSIDE

To the rear of the property is an enclosed, low-maintenance yard providing useful outdoor space, along with an external store, ideal for storage or practical use.



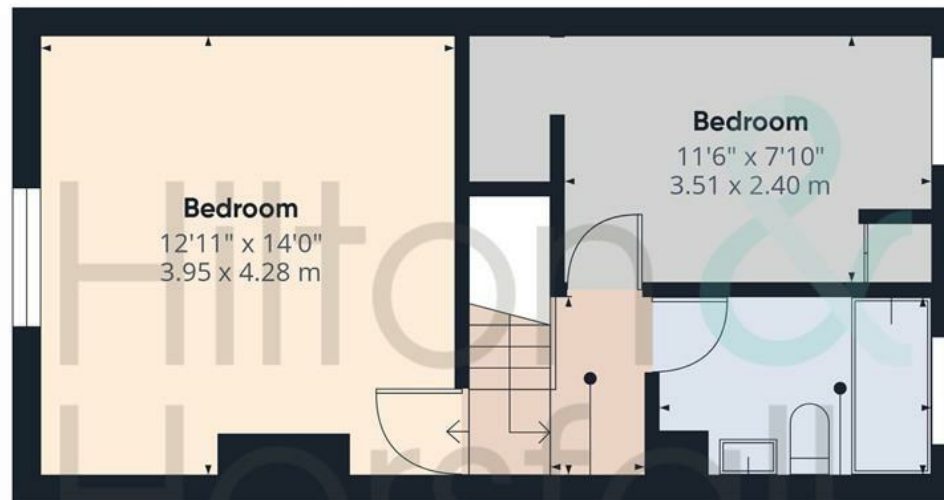


Ground Floor

Approximate total area⁽¹⁾

726 ft²

67.3 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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