



Hilton &
Horsfall

BB9 6RN

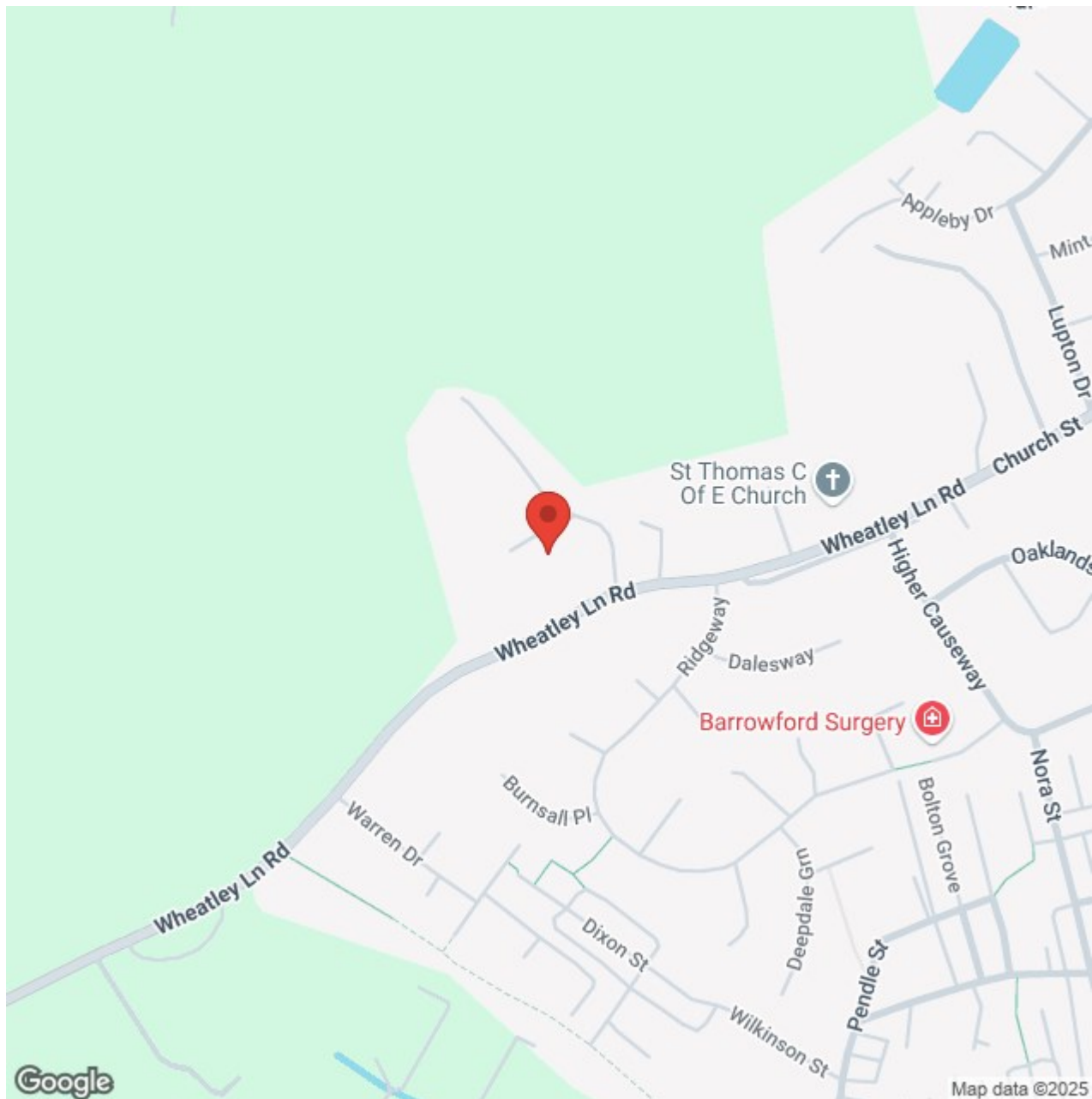
Clough Springs, Barrowford

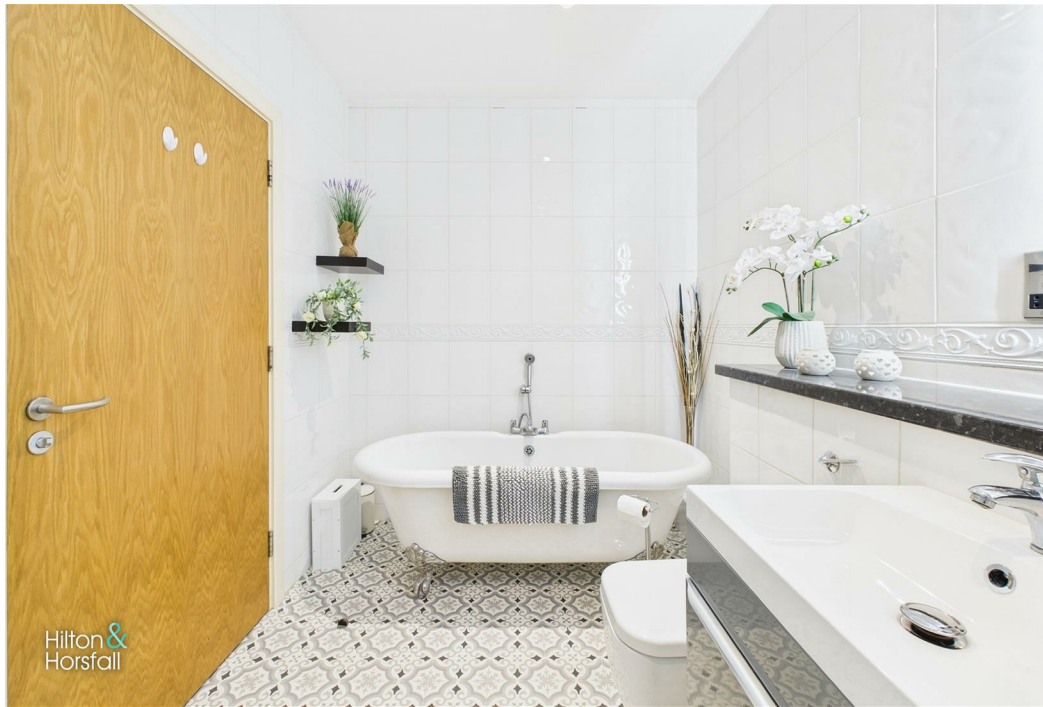
Offers In The Region Of £167,500

- Ground Floor Apartment • South Facing Sun Terrace • Secure Parking To The Rear • Two Bedrooms • Village Location

A fantastic opportunity to acquire this spacious ground floor apartment located within the heart of Barrowford. This dwelling affords many noteworthy features throughout and briefly comprises of: an entrance hallway with inbuilt storage and secure phone entry system, a family sized living room which opens out to the sun terrace via patio doors, a fully fitted kitchen with inbuilt appliances, two well proportioned bedrooms and a contemporary 5-piece bathroom suite. Externally to the front elevation there is a south facing flagged patio area with space for garden furniture, shrubs, flowerbeds and outside lighting. To the rear elevation you will find a secure car parking space. Situated conveniently close by to local amenities, transport links and bistros. The M65 motorway is only a short drive away offering access to neighbouring towns / cities. Early viewing is advised to avoid disappointment.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with 1x electric radiator, smoke detector, recessed LED spotlights, storage cupboards and wood door leading to the front elevation.

LIVING ROOM 11'11" x 17'1" (3.64m x 5.22m)

A family sized living room with space for settees, wall feature fireplace with electric fire, television point, space for a table and chairs, serving hatch, double french doors leading out to the hallway and composite double glazed patio doors leading out to the rear elevation.

KITCHEN 11'11" x 10'7" (3.64m x 3.24m)

Offering a range of fitted wall and base units with

contrasting worktops, tiled splash back, inset sink with chrome mixer tap, integrated oven / grill, 4 ring gas hob with chrome extractor hood above, integrated dishwasher, under counter fridge / freezer, space for a freestanding fridge / freezer, plumbing for a washing machine, 1x electric radiator, serving hatch, recessed LED spotlights, smoke detector and composite double glazed window to the front elevation.

BEDROOM ONE 10'1" x 21'3" (3.09m x 6.48m)

A bedroom of double proportions with space for a wardrobe and drawers, 1x electric radiator, television point and composite double glazed window to the front elevation.

BEDROOM TWO 9'0" x 10'4" (2.76m x 3.15m)

Another bedroom of double proportions with space for a wardrobe and drawers, 1x electric radiator, television point, and composite double glazed window to the front elevation.

BATHROOM

A beautifully presented five piece bathroom suite comprising of: mosaic print flooring, freestanding roll top bath with chrome mixer tap, shower cubicle with rain fall shower head, tiled walls, low level w.c, sink in vanity unit with chrome mixer tap, bidet, shaving point, heated chrome towel rack, recessed LED spotlights, light up LED touch sensor mirror and an air extraction fan.

EXTERNALLY

Externally to the front elevation there is a south facing flagged patio area with space for garden furniture, shrubs, flowerbeds and outside lighting. To the rear elevation you will find a secure car parking space.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/clough-springs-bford>

PROPERTY DETAILS

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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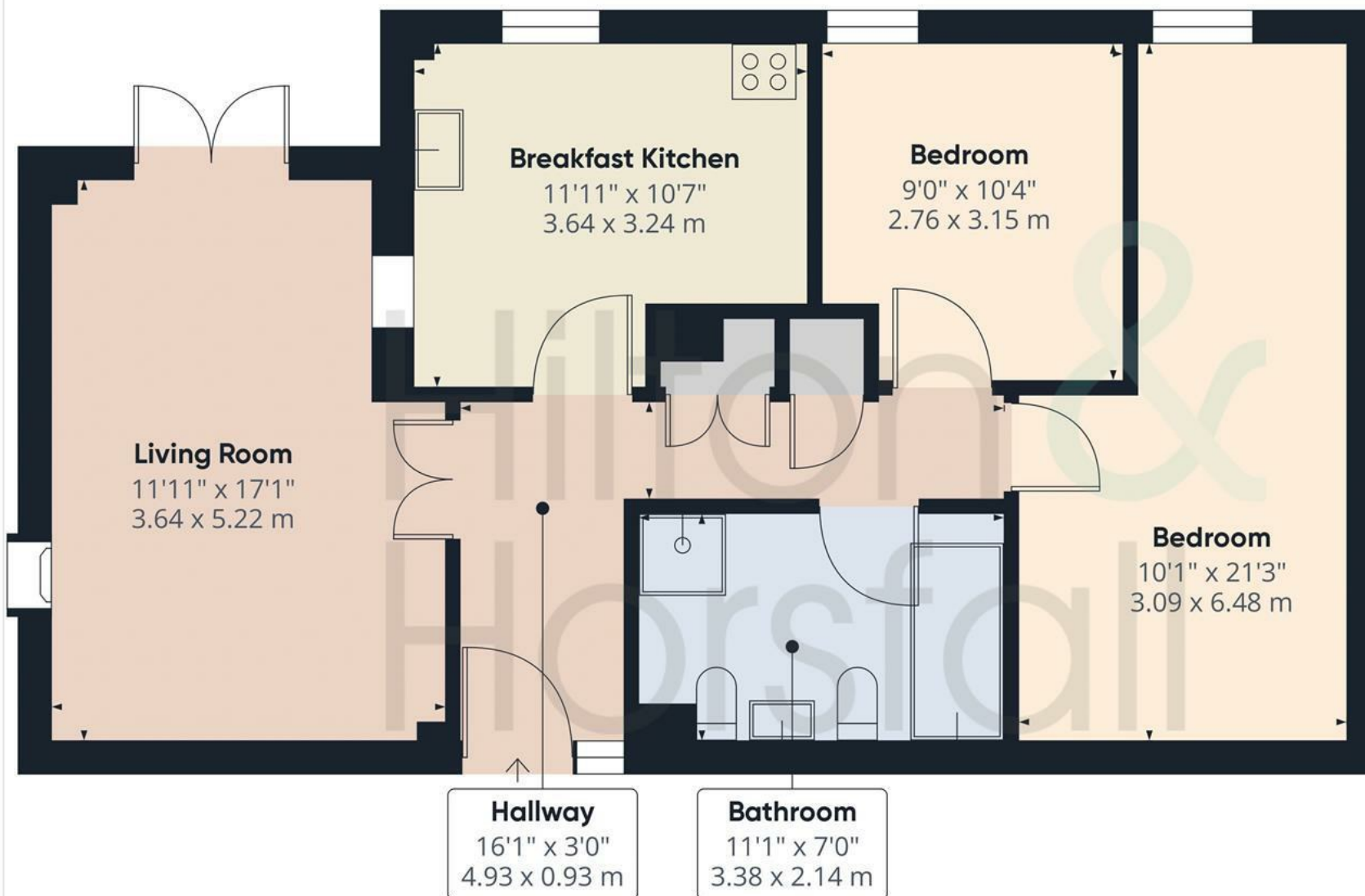


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OUTSIDE

Externally to the front elevation there is a south facing flagged patio area with space for garden furniture, shrubs, flowerbeds and outside lighting. To the rear elevation you will find a designated secure car parking space.



Approximate total area⁽¹⁾

752.17 ft²

69.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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