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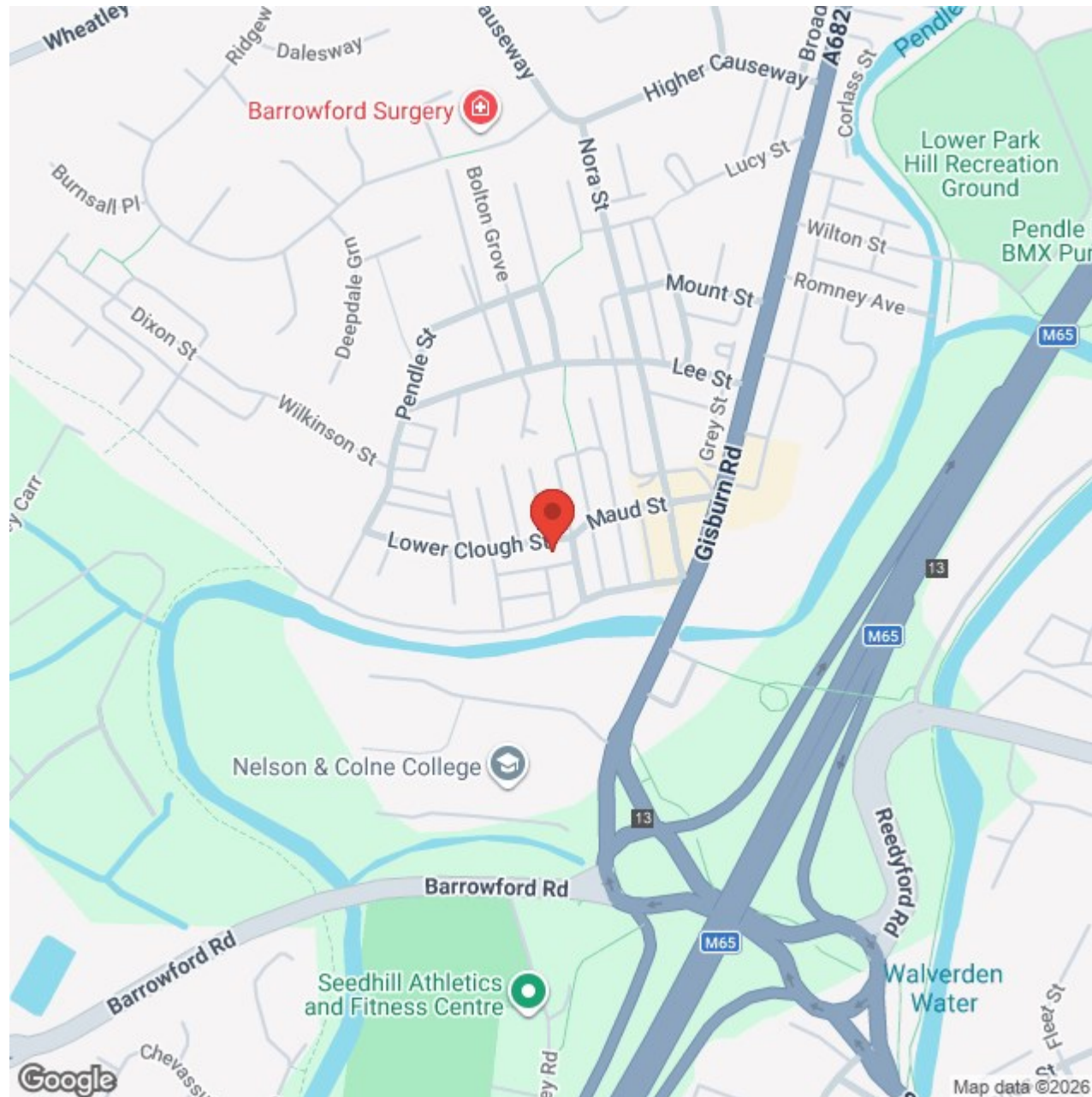
Lower Clough Street, Barrowford

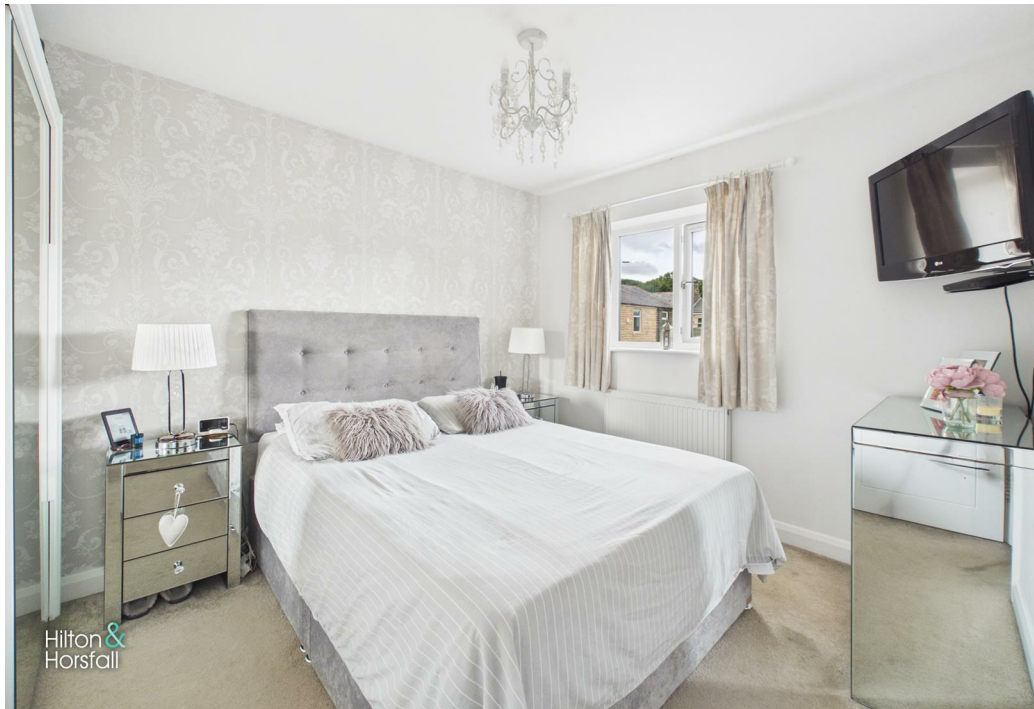
Offers In The Region Of £190,000

- Three-bedroom end-terraced home
- Off-road parking for one vehicle
- Substantial side store room with power and lighting
- Spacious dining kitchen with direct outside access
- Ground-floor WC
- Three well-proportioned first-floor bedrooms
- Enclosed paved rear outdoor area

An attractive three-bedroom end-terraced home occupying a convenient position in Barrowford and offering well-proportioned accommodation across two floors. A particular advantage of the property is the off-road parking for one vehicle together with a substantial side store room, providing excellent additional storage and benefiting from power and lighting. Internally, the ground floor opens into a useful entrance hallway with access to a WC, followed by a comfortable living room enjoying good natural light from the front-facing window. To the rear is a spacious dining kitchen fitted with a range of wood-effect units, contrasting work surfaces, integrated oven and gas hob, with generous space for a dining table and glazed double doors opening directly outside. The first floor provides three bedrooms and a well-presented bathroom fitted with a white three-piece suite including a bath with shower over. Externally, the property has an attractive frontage, dedicated off-road parking to the side and an enclosed paved rear outdoor area with gated access. Combining three-bedroom accommodation with parking and unusually useful additional storage, this appealing home is well suited to a variety of purchasers seeking a property in Barrowford.







Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

A useful entrance hallway providing access to the ground-floor accommodation, including the WC, with stairs rising to the first floor.

LIVING ROOM 10'11" x 12'10" (3.34m x 3.93m)

A well-proportioned and beautifully presented living room enjoying plenty of natural light from the front-facing window. Finished in soft neutral tones with a feature wallpapered wall and fitted carpet, the room offers ample space for a comfortable range of lounge furniture.

DINING KITCHEN 17'5" x 9'1" (5.33m x 2.78m)

A spacious dining kitchen fitted with a range of wood-effect wall and base units, contrasting work surfaces, inset sink unit, integrated oven and gas hob with extractor above, together with space and plumbing for a washing machine. The room provides ample space for a dining table and chairs, while glazed double doors open directly to the outside and help create a bright, practical space for everyday dining and entertaining.

GROUND FLOOR WC 2'9" x 5'4" (0.85m x 1.64m)

A useful ground-floor cloakroom fitted with a white two-piece suite comprising a low-level WC and pedestal wash hand basin with chrome mixer tap, finished in light neutral tones.

FIRST FLOOR / LANDING

A bright first-floor landing finished in light neutral tones with fitted carpet, providing access to the three bedrooms and bathroom. A loft access hatch is positioned overhead.

BEDROOM ONE 9'4" x 11'8" (2.87m x 3.57m)

A well-presented double bedroom finished in soft neutral tones with

fitted carpet and a decorative feature wall. A window provides good natural light, while the room offers space for a double bed and accompanying bedroom furniture.

BEDROOM TWO 9'3" x 10'6" (2.84m x 3.21m)

A well-proportioned bedroom with a window providing good natural light. The room offers useful space for a bed and additional freestanding furniture and is finished with fitted carpet.

BEDROOM THREE 7'8" x 8'1" (2.36m x 2.47m)

A well-presented third bedroom with a window providing natural light, finished with fitted carpet and offering useful space for a single bed together with additional furniture.

BATHROOM 7'9" x 5'11" (2.37m x 1.81m)

A well-presented bathroom fitted with a three-piece white suite comprising a panelled bath with shower over and glazed screen, low-level WC and pedestal wash hand basin. The room is finished with neutral wall tiling and recessed ceiling lighting, with a frosted window providing natural light and privacy.

STORE ROOM 9'7" x 9'10" (2.94m x 3.01m)

A superb and particularly useful store room, providing generous additional storage space and benefiting from power and lighting.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/lowercloughstreetbarrowford>

LOCATION

Lower Clough Street is situated in Barrowford, a popular Pendle village offering a good range of everyday amenities and convenient access to the surrounding area. Barrowford Park provides established green space within the village and is also home to Pendle Heritage Centre, while local bus services connect Barrowford with Nelson, Colne and neighbouring communities. Nelson railway station is accessible from the area, and road connections towards the M65 provide onward links across East Lancashire and the wider North West. The location also places the property within easy reach of the countryside surrounding Barrowford and Pendle, offering a convenient balance between village amenities and access to outdoor space.

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OUTSIDE

Externally, the property occupies an end position within the terrace and presents an attractive frontage. To the side is off-road parking for one vehicle together with access to the particularly useful store room. To the rear is an enclosed paved outdoor area with stone boundary walling, established hedging and gated access, providing a practical low-maintenance space for outdoor seating and everyday use.

Approximate total area⁽¹⁾

806 ft²

74.8 m²

(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.



Floor 1 Building 1



Ground Floor Building 1



Ground Floor Building 2



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