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BB9 8NT

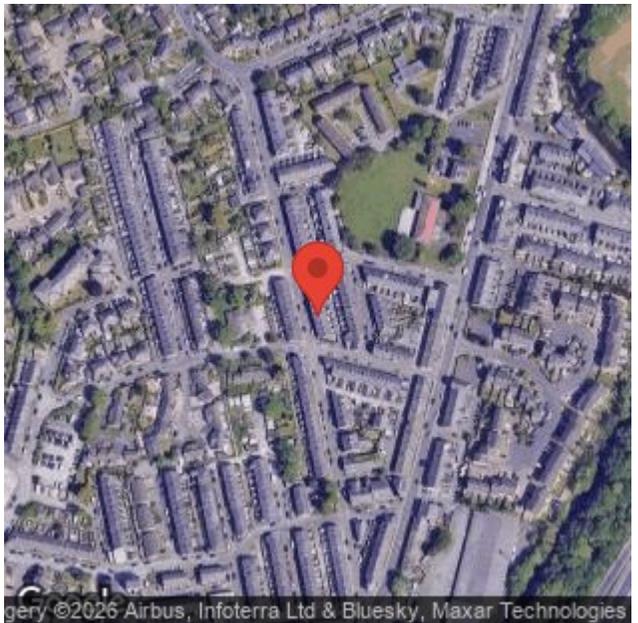
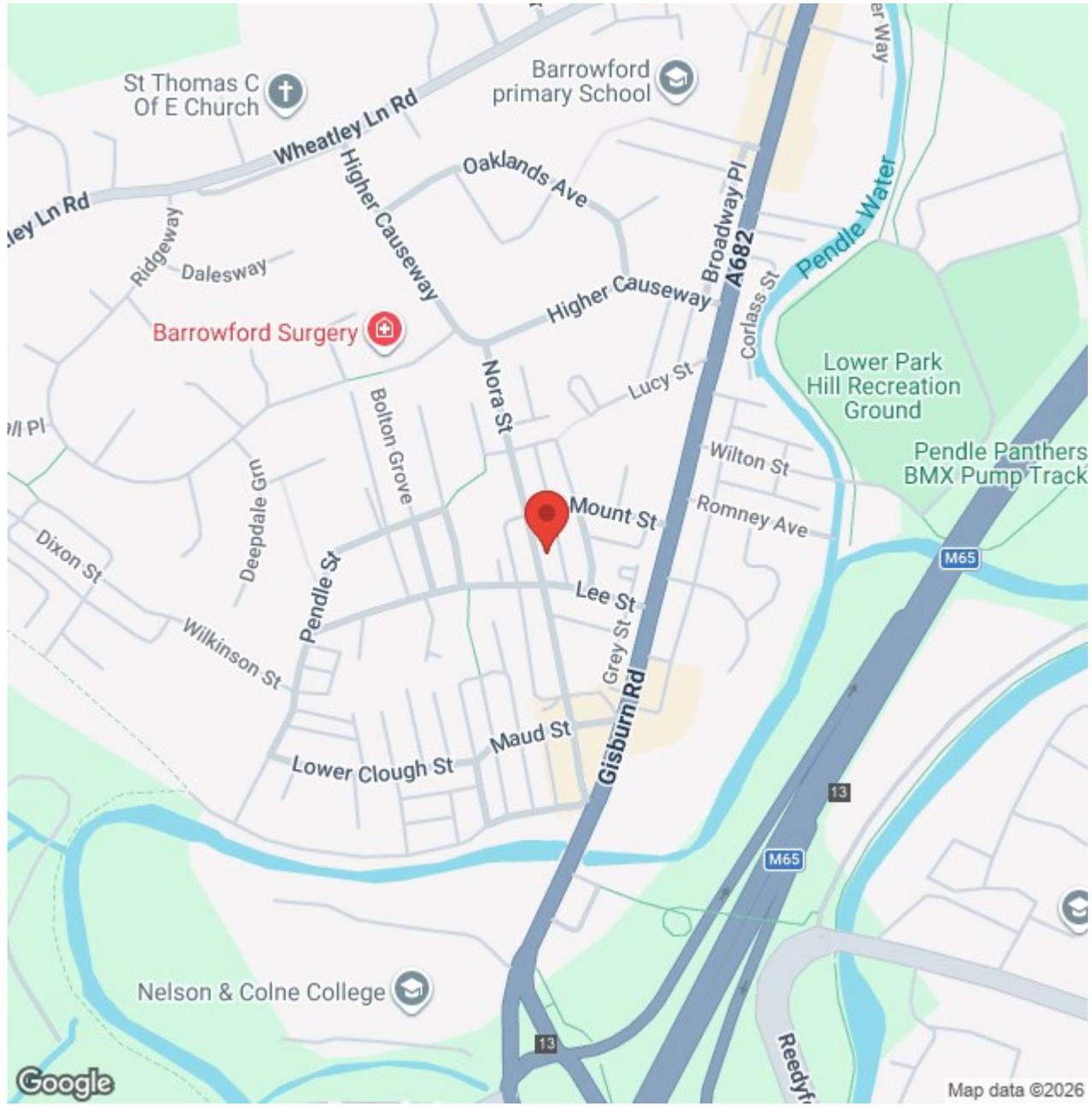
## Nora Street, Barrowford

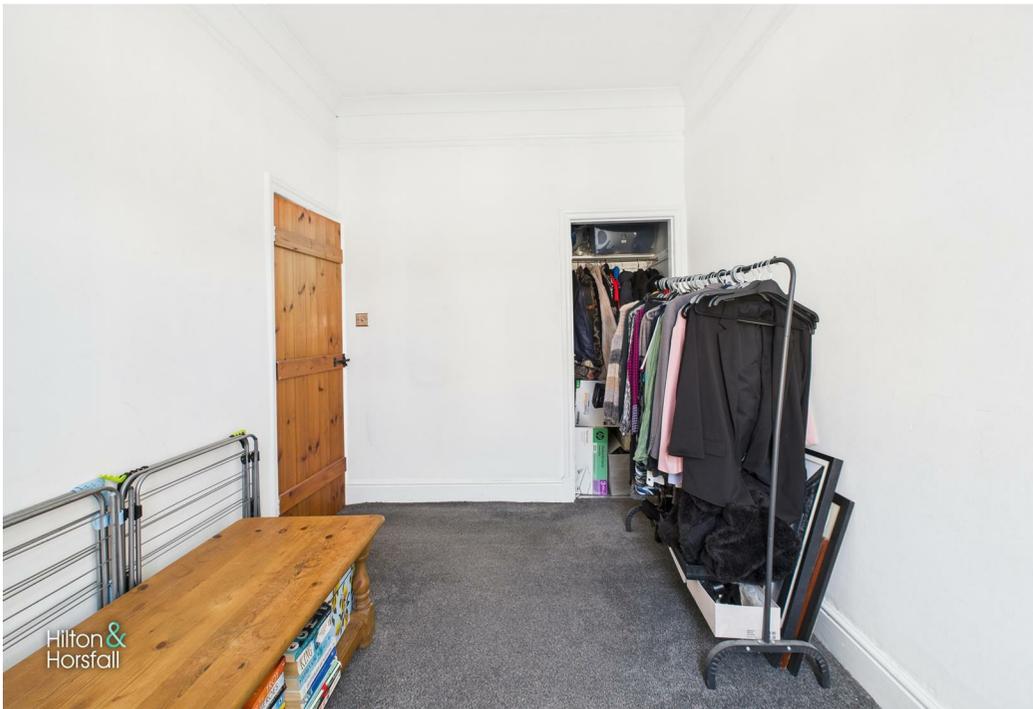
### Offers In The Region Of £140,000

- 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

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.

### 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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### **PROPERTY DETAIL**

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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## 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<sup>(1)</sup>

726 ft<sup>2</sup>  
67.3 m<sup>2</sup>



**Landing**  
2'9" x 5'8"  
0.86 x 1.74 m

**Bathroom**  
8'8" x 5'7"  
2.65 x 1.72 m



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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