



Hilton &
Horsfall

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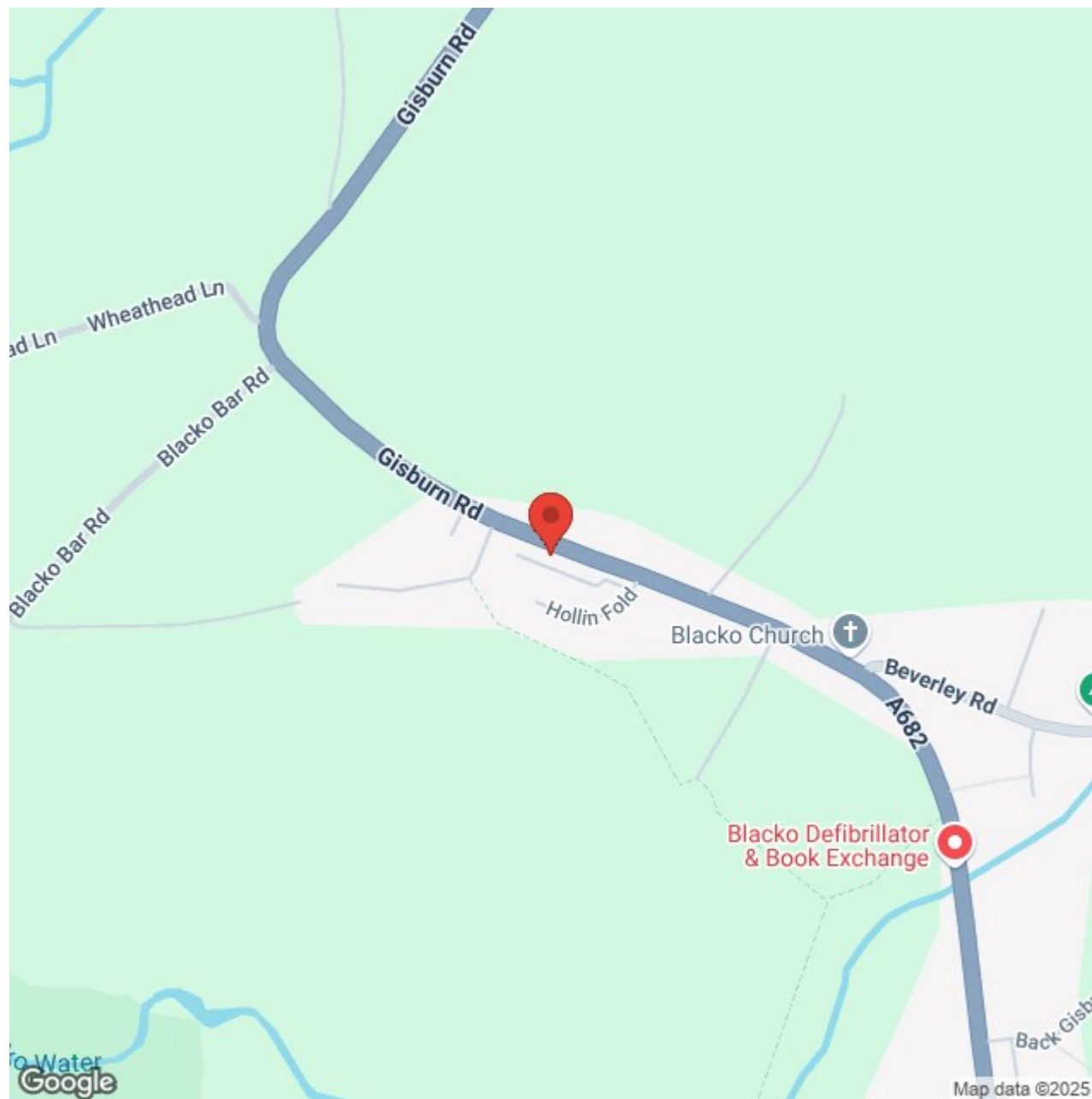
Gisburn Road, Blacko

£795 PCM

- Two Reception Rooms • Two Bedrooms • Shower Room • Rear Yard • No Chain • Desirable Location

A great opportunity to acquire this two bedroomed mid terrace dwelling situated in the sought after village of Blacko. Briefly comprising of: a spacious living room, comfortable sized dining room and a fitted kitchen. To the first floor you will find two well proportioned bedrooms and a three piece bathroom suite. Externally to the front elevation is a forecourt and to the rear elevation is an enclosed and well kept yard. The property has been fully refurbished, with a new bathroom, kitchen and carpets throughout. A short stroll away to the popular village of Barrowford offering plenty of bars, bistros and shops. Early viewing is advised to avoid disappointment.







Lancashire

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GROUND FLOOR

With a composite front door leading into:

ENTRANCE VESTIBULE

With access through to:

LIVING ROOM 13'5" x 12'8" (4.11m x 3.87m)

A spacious room with 1x radiator, coving and a large uPVC double glazed window to the front elevation with open aspect views.

SITTING ROOM 13'4" x 9'6" (4.08m x 2.92m)

With ample space for a dining table / chairs, under stairs storage cupboard, 1x radiator and patio doors leading out to the rear yard.

KITCHEN 4'11" x 10'6" (1.50m x 3.22m)

Offering a range of fitted base and wall units, contrasting tops, plumbing for a washing machine, space for an under counter fridge, 1x contemporary radiator, inset sink with a chrome mixer tap, tiled splash backs, Lamona oven, Lamona 4-ring hob, air extraction hood over, a

uPVC double glazed window to the side elevation and a large uPVC double glazed window to the rear elevation offering open aspect views.

FIRST FLOOR / LANDING

BEDROOM ONE 13'6" x 12'9" (4.12m x 3.90m)

A room of double proportions with 1x radiator and a large uPVC double glazed window to the front elevation.

BEDROOM TWO 8'0" x 9'8" (2.44m x 2.96m)

A well proportioned with an inbuilt storage cupboard, 1x radiator and a uPVC double glazed window to the rear elevation.

BATHROOM 5'1" x 6'10" (1.57m x 2.09m)

A 3-piece bathroom suite comprising of: a push button w.c, pedestal sink with a chrome mixer tap, walk-in shower cubicle, extractor fan, 1x radiator, airing cupboard and a uPVC double glazed window to the rear elevation.

EXTERNALLY

To the rear of the property, you'll find a charming and low-maintenance enclosed yard area, ideal for enjoying a morning coffee or tending to potted plants. With steps leading down to a secure gate and pathway, the space offers both practicality and privacy. The elevated position provides pleasant views across neighbouring rooftops and countryside beyond.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/gisburn-rd-blko>

PUBLISHING

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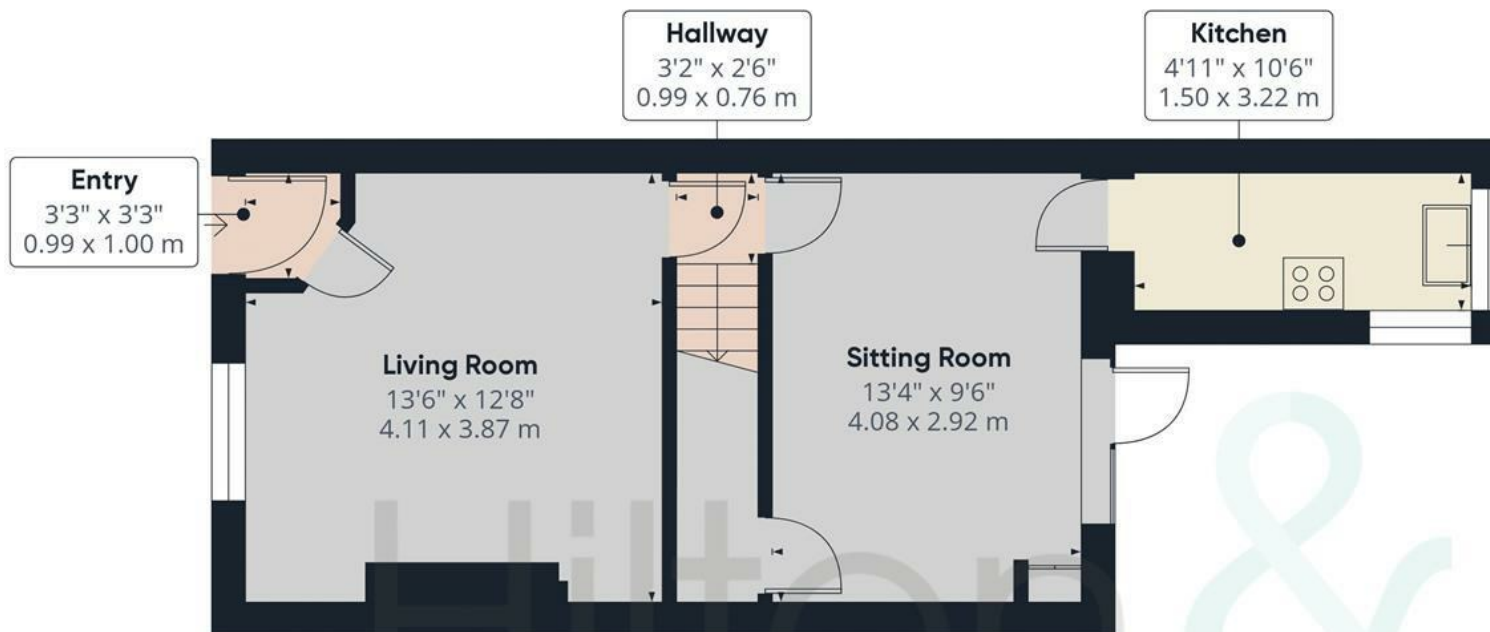
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OUTSIDE

To the rear of the property, you'll find a charming and low-maintenance enclosed yard area, ideal for enjoying a morning coffee or tending to potted plants. With steps leading down to a secure gate and pathway, the space offers both practicality and privacy. The elevated position provides pleasant views across neighbouring rooftops and countryside beyond.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

699 ft²

64.94 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.



Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)