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Horsfall

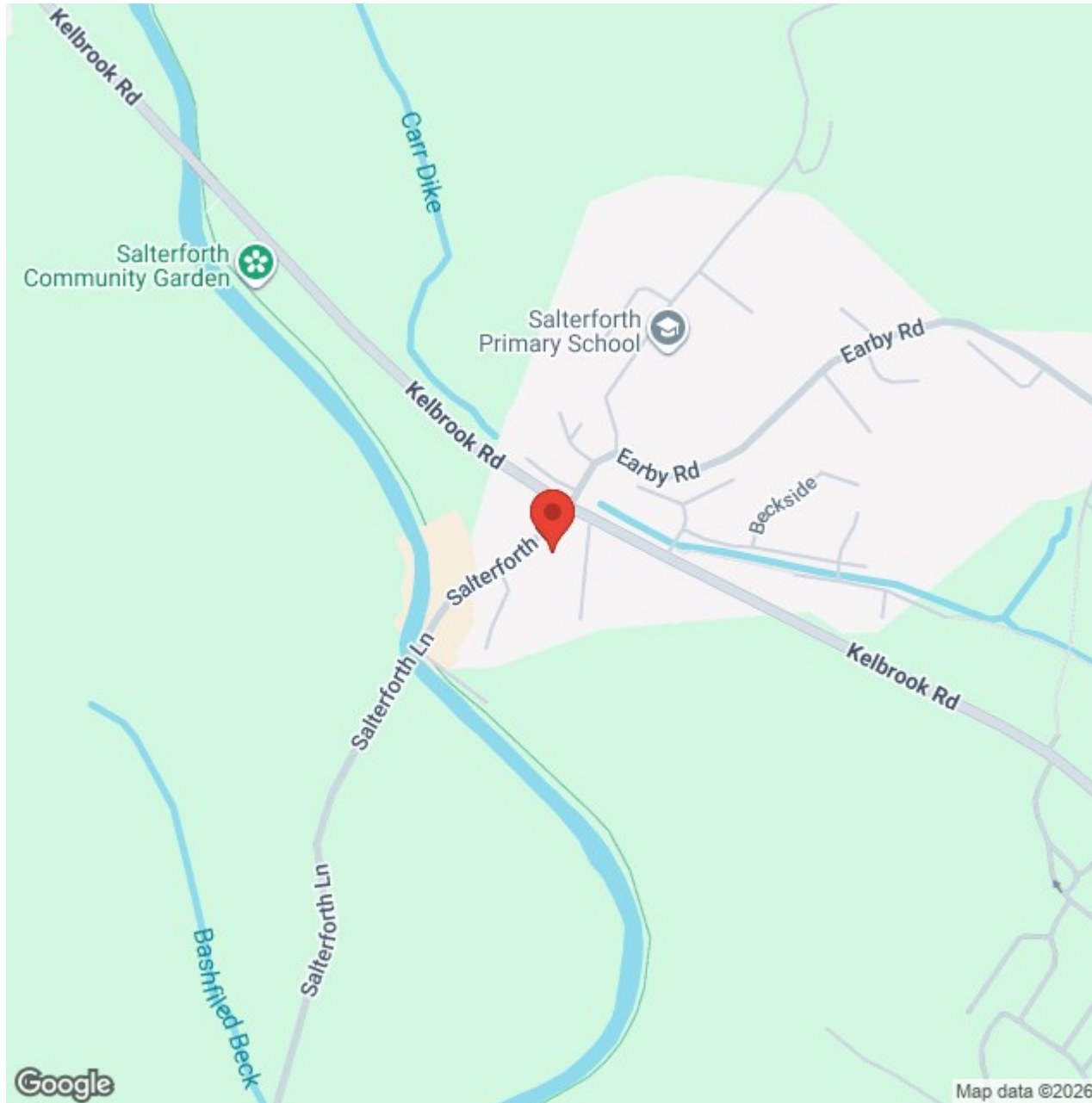
BB18 5TS

## Park View Terrace, Salterforth Offers In The Region Of £245,000

- End terrace property with park views to the front
- Two double bedrooms
- Two reception rooms
- Modern fitted kitchen
- Stunning four-piece bathroom suite
- Superb rear yard with raised sun terrace

A beautifully presented two bedroom end-terrace property occupying a superb position overlooking a park to the front, offering an attractive open outlook. This charming home provides well-proportioned accommodation throughout, briefly comprising a spacious living room to the front, a stylish sitting/dining room to the rear with access out to the garden, and a modern fitted kitchen with a range of integrated appliances. To the first floor are two generously sized double bedrooms and a stunning four-piece bathroom suite, along with access to a useful boarded attic space ideal for storage. Externally, the property benefits from a beautifully maintained rear yard leading to a raised decked sun terrace, perfect for outdoor entertaining while enjoying the open aspect beyond. Located in the popular village of Salterforth, close to local amenities and transport links, this property would be ideal for first time buyers or those looking to downsize.







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## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING ROOM 12'9" x 12'2" (3.89m x 3.71m)

A well-presented and inviting living room to the front of the property, featuring a large window allowing for plenty of natural light and offering a pleasant outlook over the park. The room is centred around a stylish feature fireplace, creating a cosy focal point, while the generous proportions provide ample space for comfortable seating and everyday living.

#### SITTING / DINING ROOM 14'9" x 12'8" (4.52m x 3.87m)

A spacious and stylish sitting/dining room to the rear, offering a fantastic open-plan feel ideal for both relaxing and entertaining. The room features modern flooring, a striking feature wall with inset fireplace, and ample space for both lounge and dining furniture. French doors to the rear allow for plenty of natural light while providing direct access out to the sun terrace, seamlessly connecting indoor and outdoor living.

#### KITCHEN 10'2" x 7'1" (3.10m x 2.16m)

A beautifully presented and modern fitted kitchen comprising a range of matching wall and base units with contrasting work surfaces, incorporating a stainless steel sink with drainer, integrated double oven, gas hob with extractor hood over, and space for additional appliances. Stylish tiled splashbacks add character, while a window to the side elevation allows for plenty

of natural light. The layout offers excellent use of space with ample storage and preparation areas, and provides access through to the rear, making it practical for both everyday living and entertaining.

#### UTILITY ROOM 10'0" x 7'6" (3.05m x 2.29m)

A useful external utility/outhouse accessed directly from the rear yard, providing excellent additional storage and workspace. The space is fitted with work surfaces and plumbing for a washing machine and dryer, making it ideal for laundry use while keeping the main living areas free from noise and clutter.

### FIRST FLOOR / LANDING

A bright first floor landing with a window to the rear elevation, allowing for plenty of natural light and enjoying a pleasant open outlook. Provides access to the bedrooms and bathroom.

#### BEDROOM ONE 13'3" x 10'5" (4.04m x 3.19m)

A spacious and well-presented double bedroom positioned to the rear of the property, offering a peaceful setting. The room benefits from ample space for bedroom furniture, a large window allowing for plenty of natural light, and a pleasant outlook, creating a bright and comfortable environment ideal for relaxation.

#### BEDROOM TWO 14'4" x 8'9" (4.38m x 2.69m)

A well-proportioned double bedroom positioned to the front of the property, featuring a large window that allows for plenty of natural light and enjoys a pleasant outlook. The room offers ample space for bedroom furniture and is finished in neutral tones, making it ready to move straight into.

#### BATHROOM 11'2" x 6'7" (3.41m x 2.02m)

A stylish and spacious four-piece bathroom suite comprising a freestanding roll-top bath, a separate shower enclosure, pedestal wash basin, and low-level WC. The room is beautifully presented with modern tiling and flooring, while a window to the front elevation allows for plenty of natural light, creating a bright and relaxing space.

#### ATTIC 15'11" x 27'4" (4.86m x 8.35m)

A useful loft space accessed via a retractable ladder from the landing, providing excellent additional storage. The area is boarded, making it practical and easily usable for a range of storage needs.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/park-view-terrace-salterforth>

### LOCATION

Situated in the sought-after village of Salterforth, this property enjoys a pleasant position overlooking the park to the front, offering a lovely open aspect. The location provides a peaceful setting while still being within easy reach of local amenities, schools, and transport links. Nearby towns such as Barnoldswick and Colne offer a wider range of shops, restaurants, and services, while access to the M65 motorway network is also convenient for commuting.

### 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.



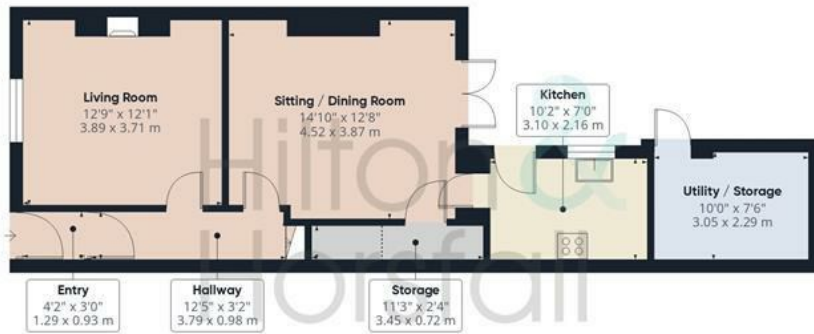
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## OUTSIDE

To the front, the property is set behind a charming stone wall with wrought iron railings and a gated pathway leading to the entrance, enhancing its kerb appeal. To the rear is a standout feature of the home—a beautifully presented and thoughtfully designed outdoor space. There is a paved yard leading to a raised decked sun terrace, creating the perfect area for relaxing or entertaining. The terrace enjoys a superb open aspect overlooking the park to the rear, offering a rare sense of privacy and greenery for a property of this type. The space is further complemented by seating areas, decorative planting, and room for outdoor furniture, making it ideal for summer use.





Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1384 ft<sup>2</sup>

128.6 m<sup>2</sup>

**Reduced headroom**

267 ft<sup>2</sup>

24.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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