





Hilton &  
Horsfall

BB9 6JH

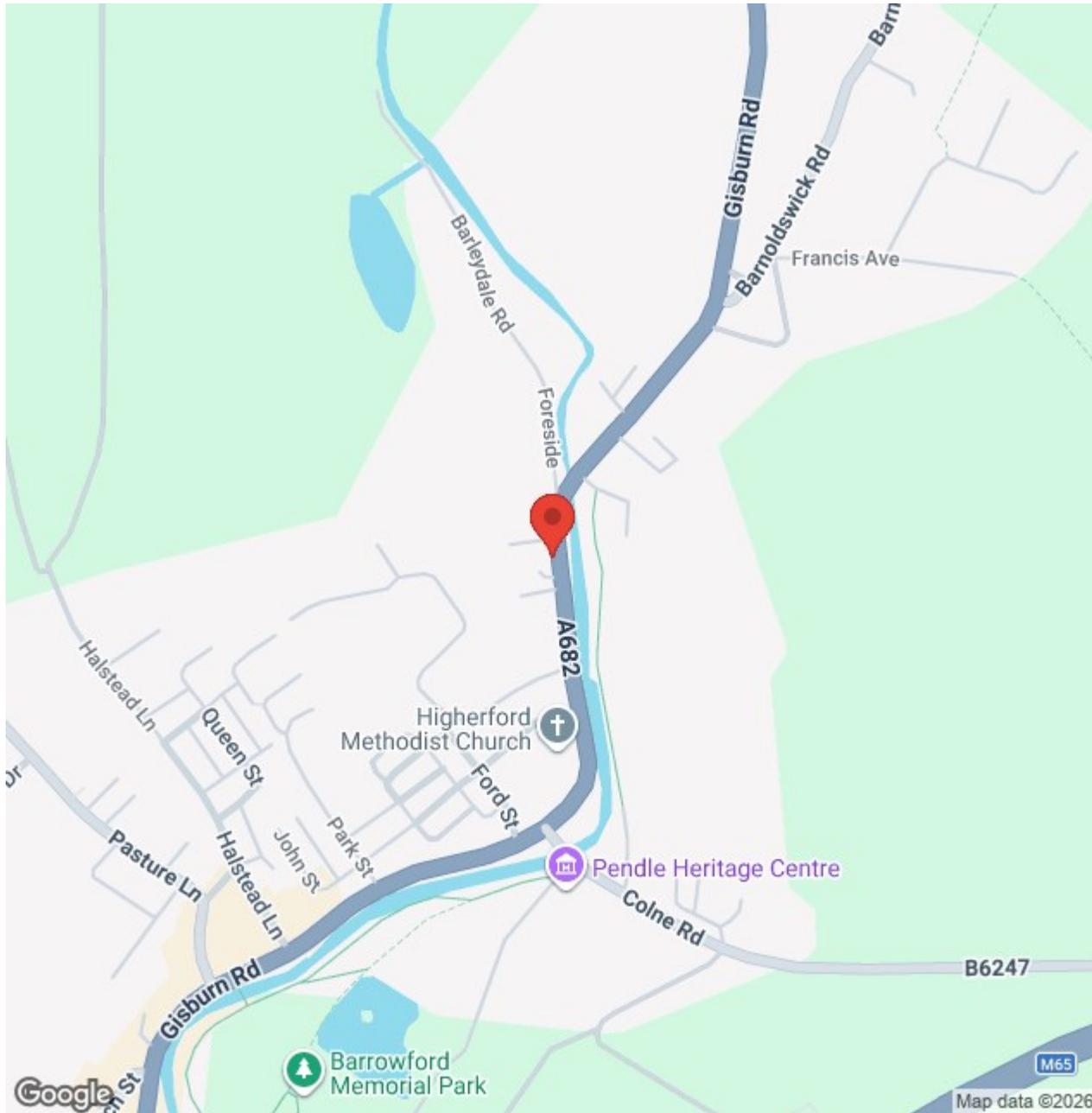
## Gisburn Road, Barrowford

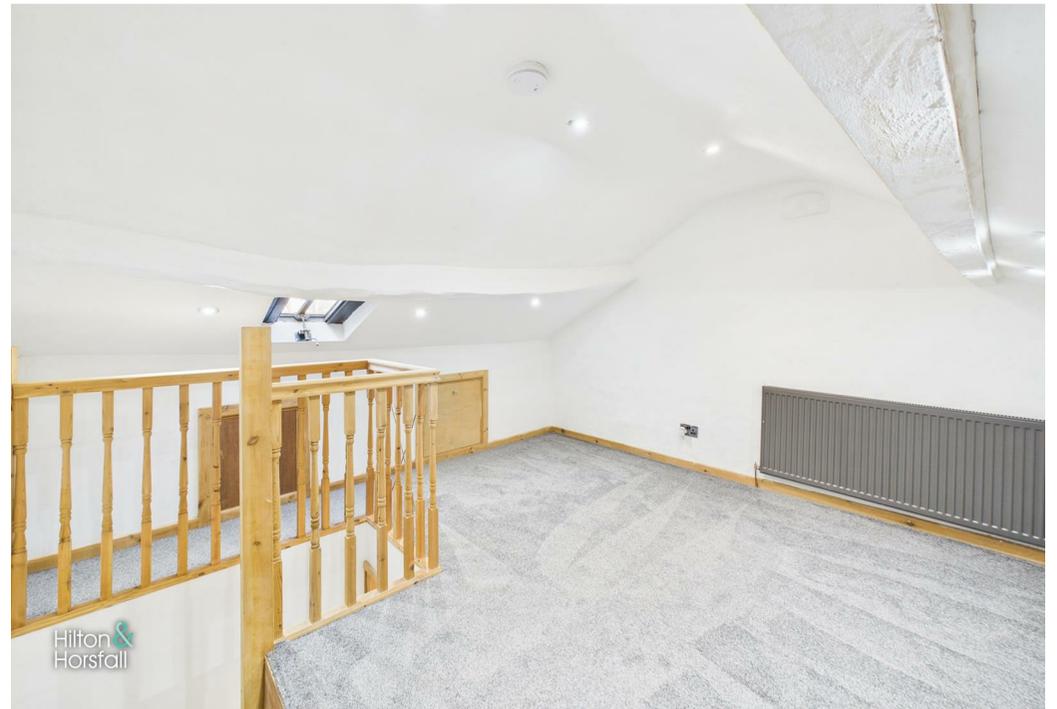
### Offers In The Region Of £149,950

- Fully refurbished stone-built mid cottage
- Spacious living room with wood burning stove
- Modern fitted kitchen
- One large double bedroom
- Useful attic room (occasional use)
- Raised patio and no chain delay

An immaculately presented and fully refurbished stone-built mid cottage offering stylish and deceptively spacious accommodation arranged over three floors. This charming home is ready to move straight into and would be ideal for first-time buyers, downsizers or investors alike. The ground floor comprises a generous living room featuring a cast iron wood burning stove set within a characterful surround, creating a warm and cosy focal point, along with a modern fitted kitchen to the rear with access out to the patio. To the first floor is a large double bedroom and a contemporary three-piece bathroom suite, while a further staircase leads to the attic room which provides a versatile additional space, ideal for a home office, dressing room or occasional use (not classified as a bedroom). Externally the property benefits from a raised patio area and is offered to the market with no chain delay.







BB9 6JH

## Lancashire

An immaculately presented and fully refurbished stone-built mid cottage offering stylish and deceptively spacious accommodation arranged over three floors. This charming home is ready to move straight into and would be ideal for first-time buyers, downsizers or investors alike. The ground floor comprises a generous living room featuring a cast iron wood burning stove set within a characterful surround, creating a warm and cosy focal point, along with a modern fitted kitchen to the rear with access out to the patio. To the first floor is a large double bedroom and a contemporary three-piece bathroom suite, while a further staircase leads to the attic room which provides a versatile additional space, ideal for a home office, dressing room or occasional use (not classified as a bedroom). Externally the property benefits from a raised patio area and is offered to the market with no chain delay.

### GROUND FLOOR

#### LIVING ROOM 14'9" x 11'8" (4.52m x 3.58m)

A beautifully presented and generously proportioned living room full of character, featuring exposed ceiling beams and a cast iron wood burning stove set within a stone surround, creating a warm and inviting focal point. The room is finished with neutral décor and quality carpeting, offering a bright yet cosy feel, with ample space for furnishings, a useful built-in storage recess, a front-facing window allowing plenty of natural light, a charming window seat and access to the staircase and kitchen.

#### KITCHEN 10'8" x 8'9" (3.27m x 2.68m)

A modern fitted kitchen offering a good range of wall and base units with complementary work surfaces and tiled splashbacks, incorporating an inset sink with mixer tap, integrated oven with electric hob and extractor hood above, along with space for additional appliances. The room is well presented with neutral décor and tiled flooring, having a window to the rear elevation providing natural light and a door leading out to the rear yard.

### FIRST FLOOR / LANDING

A well-presented landing area with neutral décor and fitted carpeting, providing access to the bedroom and bathroom, along with a useful built-in storage cupboard and staircase leading up to the attic room.

#### BEDROOM ONE 14'11" x 12'1" (4.57m x 3.69m)

A generous double bedroom with a light and airy feel, featuring

a set of characterful windows allowing plenty of natural light, complemented by soft neutral décor, fitted carpeting and recessed ceiling spotlights, with the added benefit of a built-in storage cupboard and ample space for freestanding furniture.

#### BATHROOM 8'2" x 6'5" (2.50m x 1.96m)

A stylish and well-presented bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glass screen, a wash hand basin set within a vanity unit and a low level WC, complemented by modern tiled walls, patterned flooring, a chrome heated towel radiator and a window allowing for natural light.

### SECOND FLOOR

#### ATTIC ROOM 13'3" x 12'0" (4.05m x 3.66m)

A spacious and versatile attic room with a light and airy feel, featuring a Velux window allowing natural light, fitted carpeting and recessed ceiling spotlights, with useful storage into the eaves and ample space for a variety of uses such as a home office, hobby room or occasional guest space.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/gisburn-rd-bford>

### LOCATION

Situated in a highly desirable and picturesque setting, the property enjoys a peaceful position whilst still being conveniently located within walking distance of Barrowford Park and the Heritage Centre, along with popular local spots including The White Bear, The Bridge Pub and The Lamb Club, as well as a Booths supermarket for everyday essentials, with excellent transport links providing easy access to surrounding towns and countryside walks right on the doorstep, making it an ideal location for those seeking a balance of rural charm and convenience.

### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

### 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. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.



BB9 6JH

## OUTSIDE

Externally the property benefits from a raised patio area, providing a pleasant and low maintenance outdoor space ideal for seating and enjoying the surroundings, with on-street parking available nearby.





Ground Floor



Floor 1



Floor 2



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

752 ft<sup>2</sup>

69.9 m<sup>2</sup>

**Reduced headroom**

70 ft<sup>2</sup>

6.5 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.



Hilton & Horsfall



Hilton & Horsfall



# Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. 01282 560024