





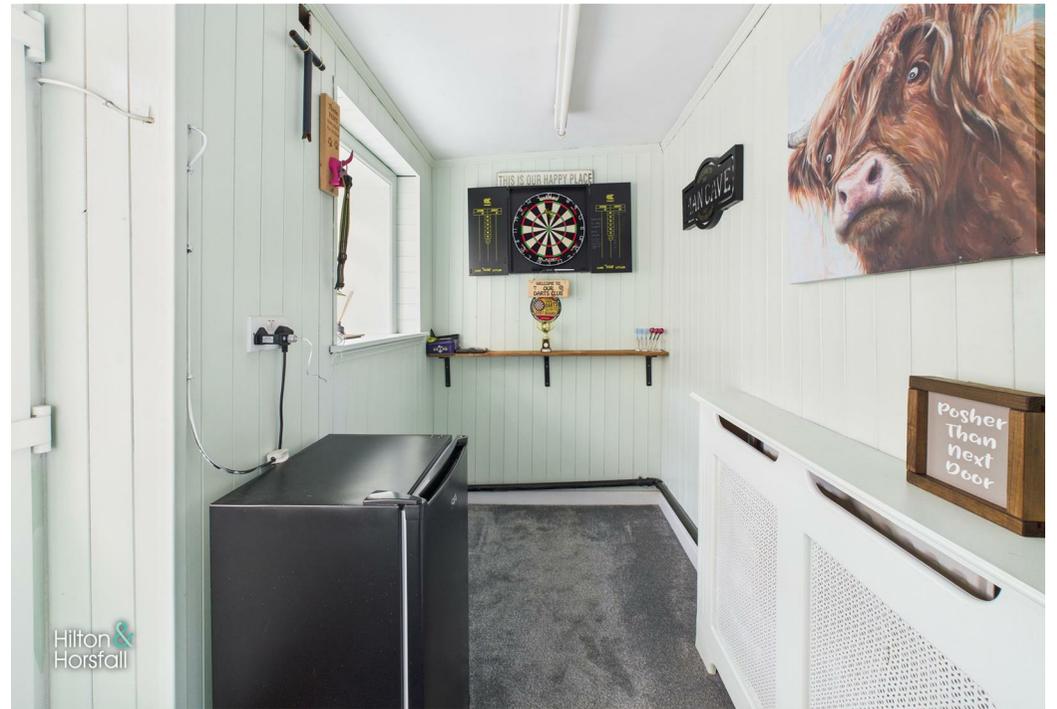
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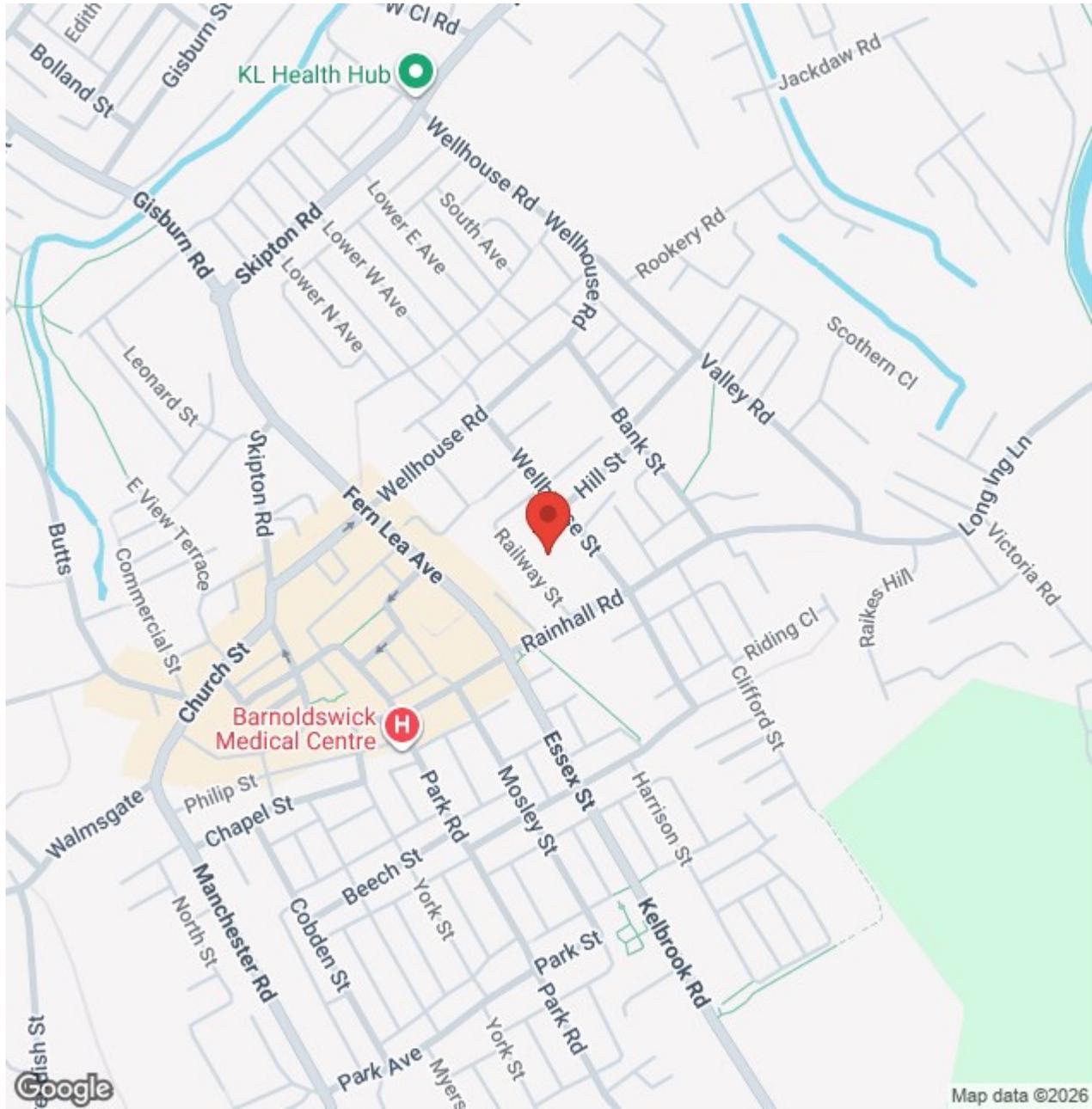
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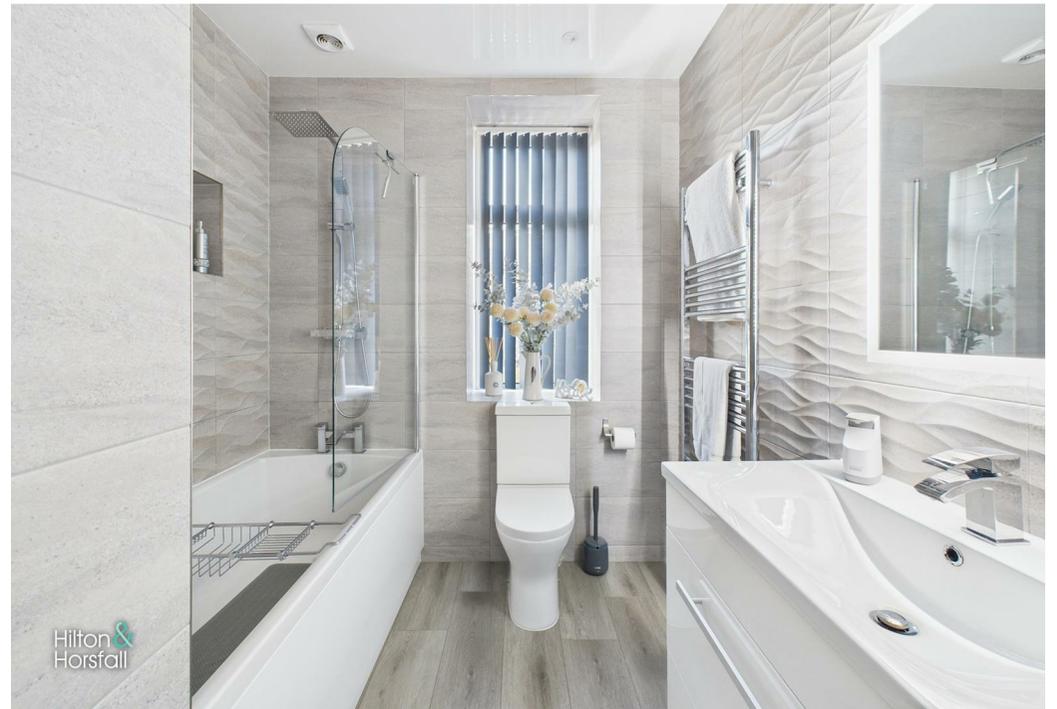
## Railway Street, Barnoldswick Offers In The Region Of £165,000

- Attractive stone-built end-terrace property
- Three well-proportioned bedrooms
- Spacious living room & stylish dining kitchen with island
- Modern house bathroom & useful utility room
- Low-maintenance enclosed rear yard
- Detached single garage nearby

A beautifully presented three-bedroom stone-built end terrace, located in a popular and convenient position on Railway Street in Barnoldswick. The property has been tastefully updated throughout and offers a fantastic blend of character and modern living, featuring a spacious front living room and a stunning dining kitchen to the rear with central island and breakfast seating, ideal for everyday living and entertaining. Arranged over two floors, the home also benefits from a useful utility room, three well-proportioned bedrooms and a contemporary house bathroom. Externally, there is a low-maintenance enclosed rear yard with seating area, along with the added advantage of a detached single garage. An ideal purchase for first-time buyers, families or downsizers looking for a turnkey home in a sought-after location.







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## Lancashire

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### GROUND FLOOR

#### **LIVING ROOM 11'11" x 13'3" (3.65m x 4.05m)**

A spacious and stylish living room positioned to the front of the property, finished with a striking feature wall housing bespoke recessed shelving with lighting and a central fireplace, creating an attractive focal point. The room is well-proportioned and filled with natural light from the front window, offering ample space for seating and complemented by modern décor, soft floor coverings and contemporary lighting.

#### **DINING KITCHEN 13'7" x 13'3" (4.15m x 4.04m)**

A beautifully presented dining kitchen positioned to the rear of the property, fitted with an attractive range of shaker-style wall and base units with complementary work surfaces and a central island incorporating breakfast seating. The space also comfortably accommodates a dining table, making it ideal for both everyday living and entertaining, with tiled flooring, stylish lighting and a large rear window providing excellent natural light, along with access through to the utility area and an external rear door.

#### **UTILITY ROOM 9'5" x 4'9" (2.89m x 1.45m)**

A useful and versatile utility room positioned to the rear of the property, offering additional storage and space for appliances, with fitted units, power points and a window providing natural light, making it an ideal practical area that also lends itself to alternative uses such as a hobby or home workspace.

### FIRST FLOOR / LANDING

#### **BEDROOM ONE 7'7" x 13'2" (2.32m x 4.02m)**

A well-proportioned double bedroom positioned to the front of the property, offering ample space for bedroom furniture and benefiting from a large window providing plenty of natural light, complemented by neutral décor, soft floor coverings and a calm, comfortable feel.

#### **BEDROOM TWO 13'8" x 6'3" (4.18m x 1.92m)**

A comfortable bedroom positioned to the rear of the property, offering space for bedroom furniture and benefiting from a window providing natural light, making it a versatile room suitable for use as a guest bedroom, child's room or home office.

#### **BEDROOM THREE 9'3" x 8'7" (2.82m x 2.62m)**

A further bedroom positioned to the rear of the property, offering flexibility of use and currently suited as a child's bedroom, dressing room or home office, with a window providing natural light and space for essential bedroom furniture.

#### **BATHROOM 7'0" x 9'0" (2.14m x 2.76m)**

A modern and stylish house bathroom fitted with a contemporary white three-piece suite comprising a panelled bath with shower over and glass screen, vanity wash basin with storage and low-level WC, complemented by attractive tiled walls, a heated towel rail, wood-effect flooring and a window providing natural light.

#### **GARAGE 9'10" x 15'8" (3.00m x 4.79m)**

The property benefits from a detached single garage, providing secure parking or additional storage, conveniently located close to the house and ideal for use as a workshop, bike storage or general household storage.

#### **360 DEGREE VIRTUAL TOUR**

<https://tour.giraffe360.com/railway-st-barnoldswick>

#### **LOCATION**

Railway Street is conveniently positioned within walking distance of Barnoldswick town centre, offering easy access to a range of local shops, cafés, amenities and well-regarded schools, while also being ideally placed for commuters with excellent links to surrounding towns including Colne, Skipton and Burnley, as well as countryside walks and open green spaces close by.

#### **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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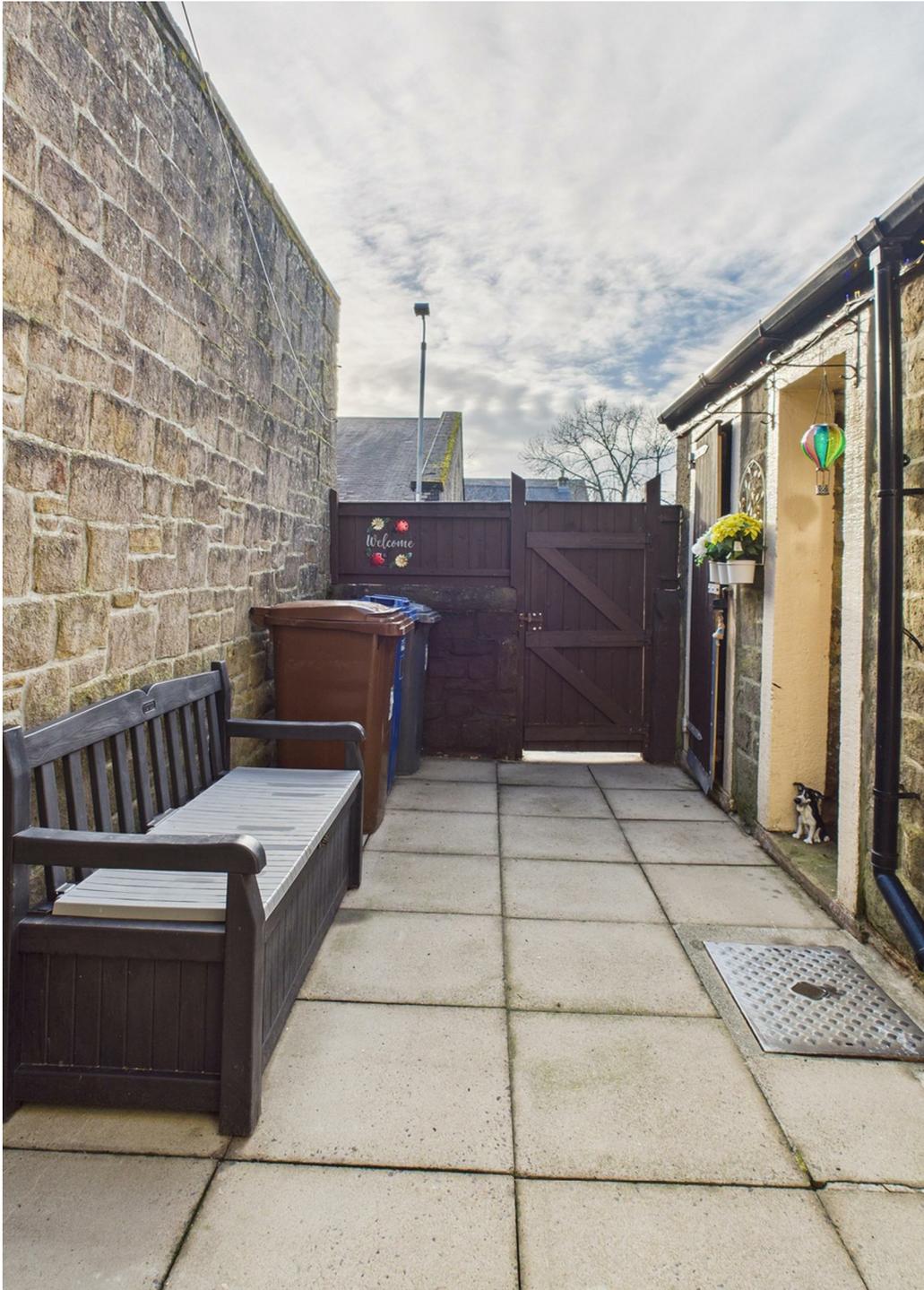


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## OUTSIDE

Externally, the property enjoys a low-maintenance enclosed rear yard with paved seating area and artificial lawn, providing a private and practical outdoor space, along with gated access. To the front, the home occupies an end-terrace position within this popular stone-built row, offering a pleasant open aspect, with the added benefit of a detached single garage located close by.



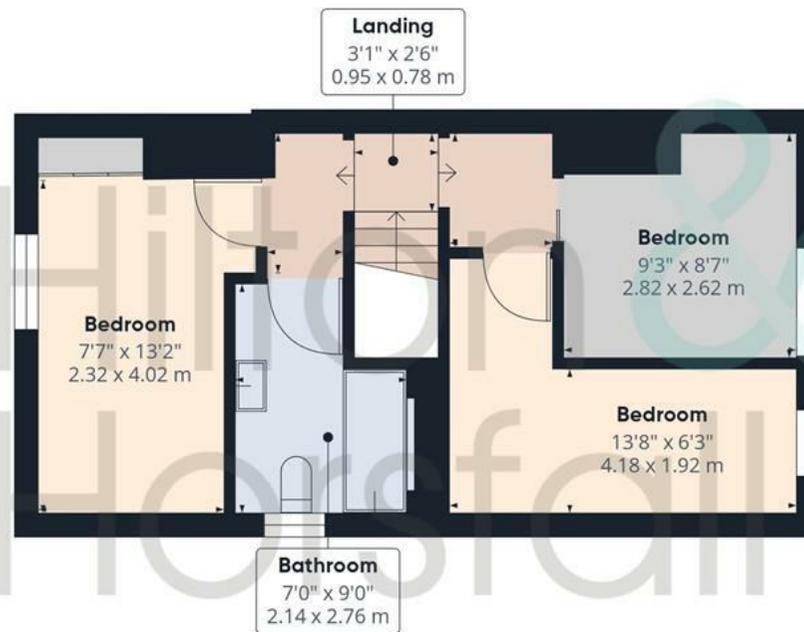


Ground Floor Building 1

Approximate total area<sup>m</sup>

894 ft<sup>2</sup>

83.2 m<sup>2</sup>



Floor 1 Building 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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