



Hilton &
Horsfall

BB9 8PZ

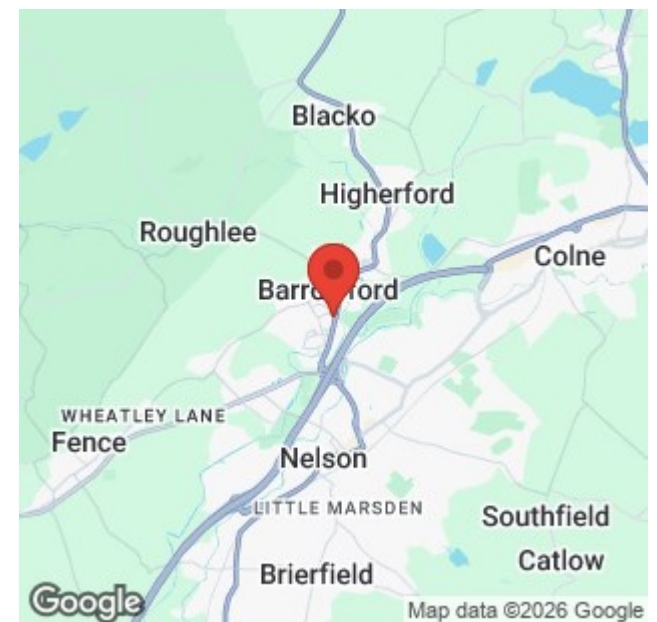
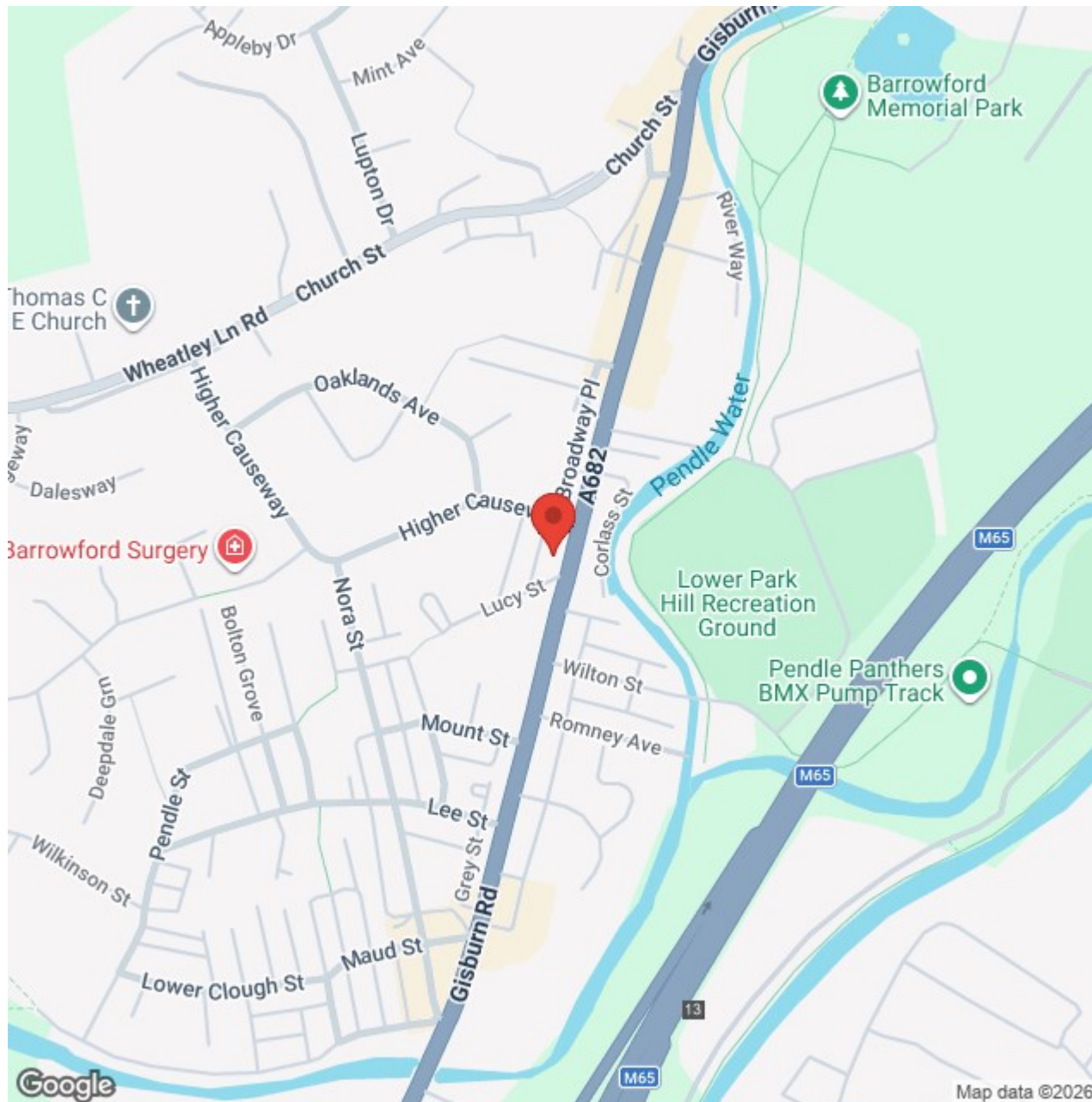
Albert Terrace, Barrowford

Offers In The Region Of £220,000

- Stone-built end terrace property in the heart of Barrowford
- Three well-proportioned bedrooms
- Two spacious reception rooms
- Dining kitchen & integral garage
- Enclosed rear yard & forecourt garden
- Available with no onward chain

Situated in the heart of the ever-popular village of Barrowford, this spacious stone-built end terrace presents an excellent opportunity for a wide range of purchasers and is offered to the market with no onward chain. Well maintained throughout, the accommodation briefly comprises an entrance hallway, a bay-fronted sitting room with a multi-fuel stove, a generous living room with doors opening onto the rear yard, a well-equipped dining kitchen, three well-proportioned bedrooms and a three-piece bathroom suite. Externally, the property benefits from a forecourt to the front, an enclosed rear yard and a useful integral garage providing secure parking or additional storage. Conveniently positioned within walking distance of Barrowford's excellent amenities, well-regarded schools and beautiful countryside, with easy access to the M65 motorway network, this charming home offers the perfect blend of character, space and convenience. Early viewing is highly recommended to fully appreciate all that this property has to offer.







Lancashire

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GROUND FLOOR

ENTRY

HALLWAY 4'0" x 6'0" (1.24m x 1.84m)

A welcoming entrance hallway entered via a painted timber entrance door with glazed panels, complemented by a decorative archway, ceiling coving, radiator and a window to the side elevation allowing plenty of natural light to flood the space. The hallway provides access to both reception rooms and the staircase leading to the first floor, creating an attractive first impression.

SITTING ROOM 13'4" x 12'0" (4.07m x 3.67m)

Positioned to the front of the property, this well-proportioned reception room enjoys an abundance of natural light through a large bay window. The focal point of the room is the recessed fireplace housing a charming multi-fuel stove set upon a stone hearth with a substantial timber mantel above, creating a warm and inviting atmosphere. Complete with ceiling coving, picture rails, radiator and ample space for a range of furniture.

LIVING ROOM 14'4" x 15'8" (4.37m x 4.79m)

A generous second reception room positioned to the rear of the property, offering an excellent space for everyday living and entertaining. The room features an elegant decorative fireplace with a living flame gas fire, adding a focal point and character to the space. Double timber glazed doors open directly onto the enclosed rear yard, allowing plenty of natural light to flood in and creating a seamless connection between the indoor and outdoor spaces. Finished with ceiling coving, wall light points, a radiator and ample space for a range of furniture.

SHOWER ROOM 7'6" x 5'8" (2.30m x 1.75m)

KITCHEN 16'0" x 11'1" (4.90m x 3.38m)

A spacious and well-appointed dining kitchen fitted with a range of

matching shaker-style wall and base units complemented by solid wood work surfaces. The kitchen incorporates a traditional Belfast sink with mixer tap, a range-style cooker with extractor hood over, and offers space for a variety of freestanding appliances. The generous layout provides ample room for a dining table, making it an ideal space for both everyday family life and entertaining. Finished with engineered oak flooring, recessed storage cupboards, a radiator, timber double glazed windows overlooking the rear yard and a door providing access to the garage.

GARAGE 20'2" x 12'7" (6.15m x 3.84m)

FIRST FLOOR / LANDING

BEDROOM ONE 14'6" x 11'6" (4.44m x 3.52m)

A generously proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook through a timber double glazed window. The room benefits from fitted wardrobes providing excellent built-in storage, together with additional open shelving, a radiator, picture rail and ample space for further bedroom furniture. Finished with a ceiling fan/light fitting.

BEDROOM TWO 13'5" x 12'0" (4.10m x 3.67m)

A spacious double bedroom positioned to the front of the property, featuring a large timber double glazed window allowing plenty of natural light to fill the room. Offering ample space for a double bed and additional furniture, the room is complete with a radiator, picture rail, ceiling fan/light fitting and built-in storage, making it both practical and comfortable.

BEDROOM THREE 7'5" x 10'6" (2.27m x 3.21m)

A well-proportioned third bedroom enjoying a pleasant outlook through a timber double glazed window. The room benefits from fitted wardrobes and open shelving, providing useful built-in storage, together with a radiator and ceiling fan/light fitting. An ideal child's bedroom, nursery, home office or guest room.

BATHROOM 6'4" x 6'2" (1.95m x 1.88m)

A three-piece bathroom suite comprising a panelled bath with shower attachment, pedestal wash basin and low-level WC. The room is complemented by a frosted timber double glazed window allowing for natural light whilst maintaining privacy, together with a heated towel radiator, part panelled walls and wood-effect flooring.

ATTIC / STORAGE 12'2" x 19'3" (3.72m x 5.88m)

Accessed via a pull-down loft ladder from the first floor landing, this useful loft space provides excellent additional storage. Purchasers should note that this area is for storage purposes only and is not intended to be used as habitable accommodation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/albert-terrace-barrowford>

LOCATION

Situated in the heart of the highly desirable village of Barrowford, this property enjoys a superb location within comfortable walking distance of an excellent range of independent shops, cafés, restaurants, bars and everyday amenities. Well regarded primary and secondary schools are close by, making the property ideal for families, whilst excellent transport links, including easy access to the M65 motorway, provide convenient connections to neighbouring towns and cities. For those who enjoy the outdoors, beautiful countryside walks, Pendle Hill and the Leeds & Liverpool Canal are all within easy reach, offering the perfect balance of village living and rural surroundings.

PUBLISHING

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OUTSIDE

Occupying an attractive end terrace position, this charming stone-built home enjoys a pleasant forecourt to the front together with an enclosed, low-maintenance rear yard, offering a private space to sit out and relax. A particular feature of the property is the useful integral garage, providing secure parking, workshop potential or excellent additional storage. Combining attractive period character with practical outside space, the property occupies a highly convenient position in the heart of Barrowford.





Ground Floor



Floor 1



Floor 2



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Approximate total area⁽¹⁾

1647 ft²

153.2 m²

Reduced headroom

43 ft²

4 m²

(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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