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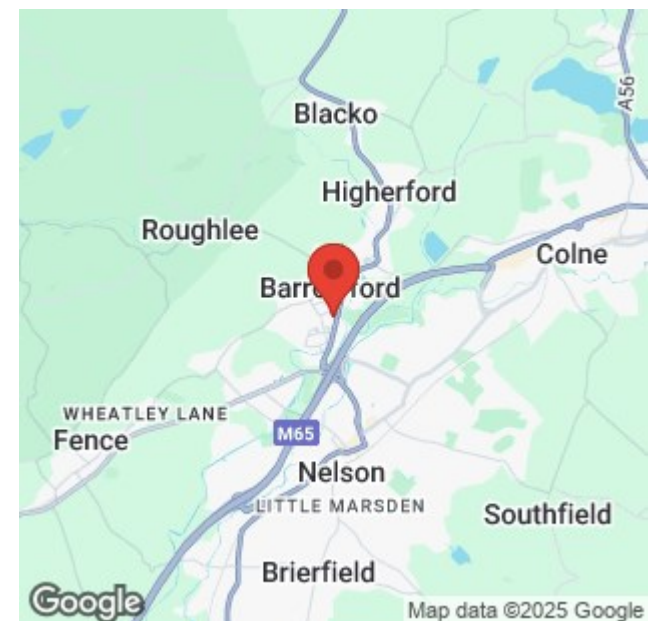
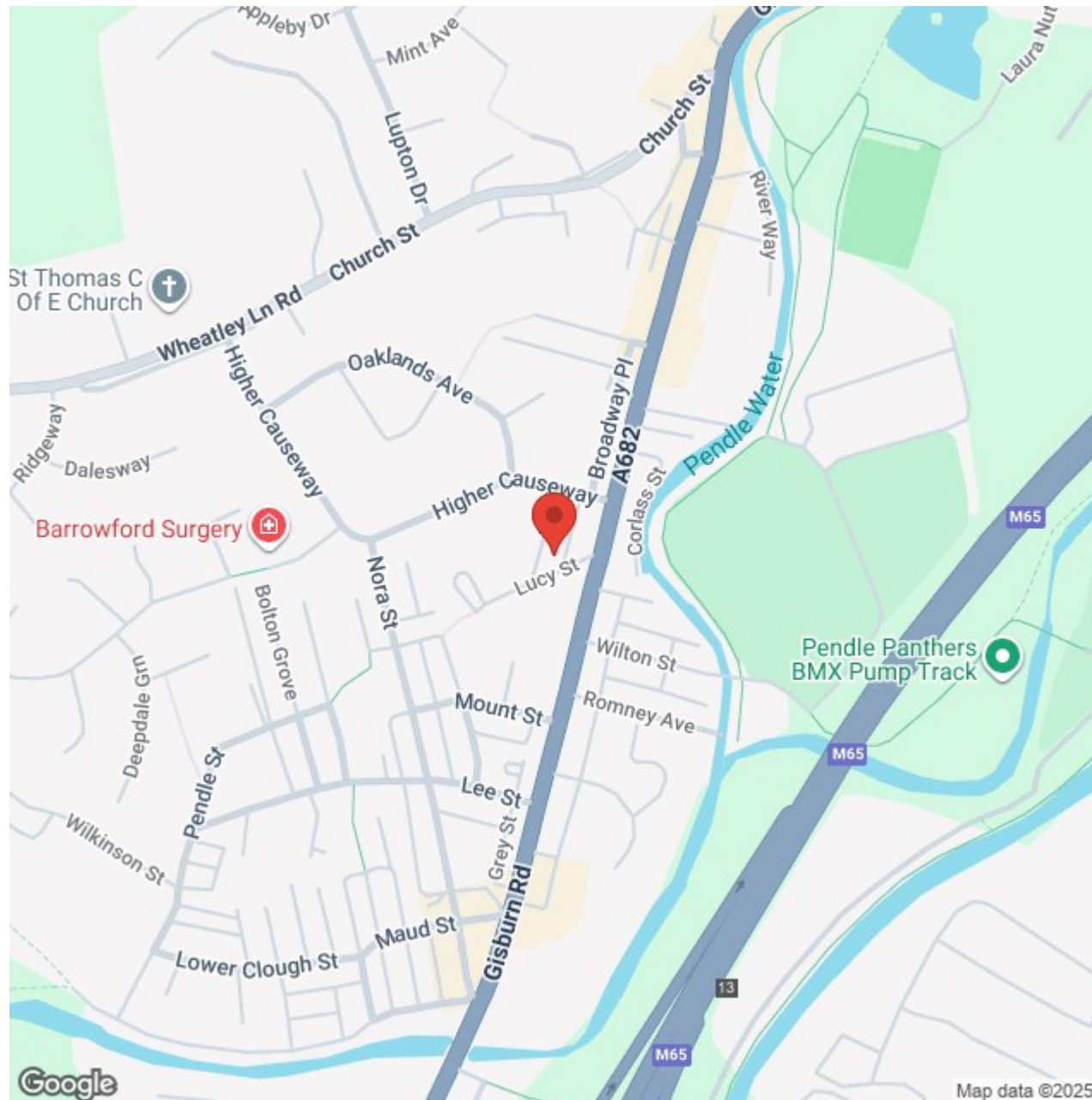
Ann Street, Barrowford

Offers In The Region Of £129,950

- Mid Terrace • Fitted Dining Kitchen • Living Room • Two Bedrooms • Bathroom • Desirable Location • Rear Enclosed Yard • No Chain

Nestled in the heart of the ever-popular village of Barrowford, this charming two-bedroom mid-terrace home presents an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors. The property features a spacious living room with traditional character and exposed beams, leading through to a well-proportioned dining kitchen with fitted units and space for appliances. Upstairs, you'll find two good-sized bedrooms, both enjoying natural light, along with a three-piece bathroom suite. The home is offered with no onward chain, making for a straightforward purchase.







Lancashire

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GROUND FLOOR

LIVING ROOM 12'0" x 13'6" (3.66m x 4.13m)

The living room offers a generous and versatile space, perfect for both relaxing and entertaining. Featuring exposed ceiling beams and a traditional gas fireplace with a classic surround, the room is full of character. A large front-facing window provides excellent natural light, while the open staircase enhances the sense of space and flow throughout the ground floor.

DINING KITCHEN 11'1" x 13'7" (3.40m x 4.15m)

The spacious dining kitchen is fitted with a range of wall and base units, offering ample storage and worktop space. There's plenty of room for a dining table, making it ideal for family meals or entertaining guests. With an integrated oven, gas hob, and space for appliances, it combines practicality with potential. A large window and rear door provide direct access to the enclosed yard, bringing in natural light and enhancing the usability of the space.

FIRST FLOOR / LANDING

BEDROOM ONE 11'2" x 13'6" (3.41m x 4.13m)

Located at the front of the property, the main

bedroom is a generous double with a bright and airy feel. A large window overlooks the quiet street and allows plenty of natural light to fill the space. The room also benefits from built-in mirrored wardrobes, offering excellent storage while maximising floor space.

BEDROOM TWO 11'4" x 7'2" (3.46m x 2.19m)

Positioned at the rear of the property, the second bedroom is a comfortable single room ideal for a child's bedroom, home office, or guest space. It enjoys a pleasant outlook over the rear yard and offers a peaceful setting away from the street.

BATHROOM 8'3" x 6'2" (2.53m x 1.90m)

The bathroom is fitted with a three-piece suite comprising a panelled bath with overhead shower, a pedestal wash basin, and low-level WC. Neutrally finished and well-proportioned, it serves the home comfortably and benefits from a rear-facing window for natural ventilation and light.

LOCATION

Situated in the sought-after village of Barrowford, Ann Street enjoys a prime location within walking distance of independent shops, cafes, schools, and Barrowford Park. The area offers a perfect blend of countryside charm and everyday convenience, with excellent transport links to nearby towns such as Colne, Burnley, and Clitheroe. Ideal for commuters, first-time buyers, or downsizers, this popular location provides easy access to the M65 motorway while still offering peaceful village living.

PUBLISHING

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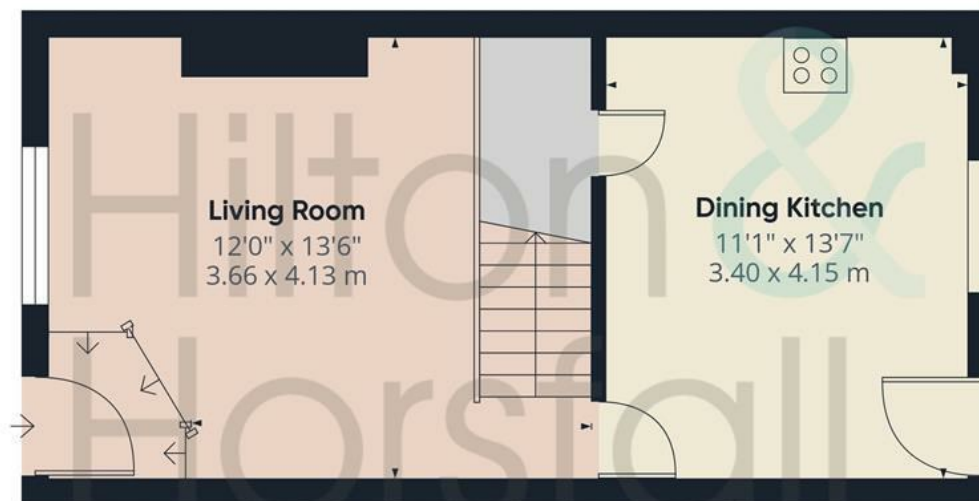


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OUTSIDE

Externally, the property boasts a low-maintenance enclosed yard to the rear, ideal for relaxing or drying laundry, and benefits from a peaceful street-facing aspect. Situated within walking distance of local amenities, transport links, scenic riverside walks, and Barrowford Park, the location strikes a perfect balance between village charm and everyday convenience. Early viewing is highly recommended to appreciate the potential this home offers.



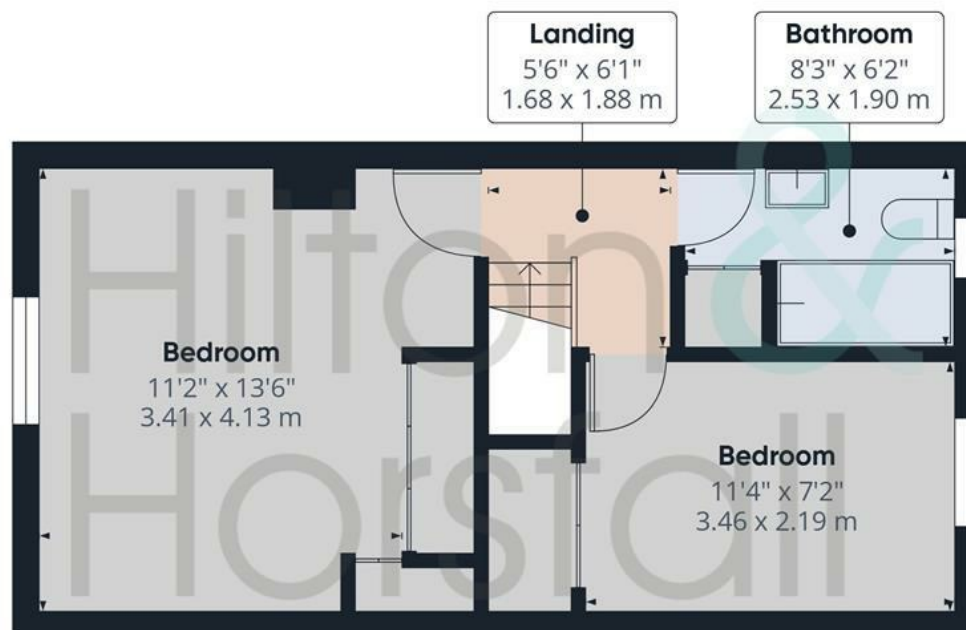


Ground Floor

Approximate total area⁽¹⁾

726 ft²

67.5 m²



Floor 1

(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.



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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)