



Hilton &
Horsfall

BB9 6EA

Rushton Street, Barrowford

Offers In The Region Of £164,950

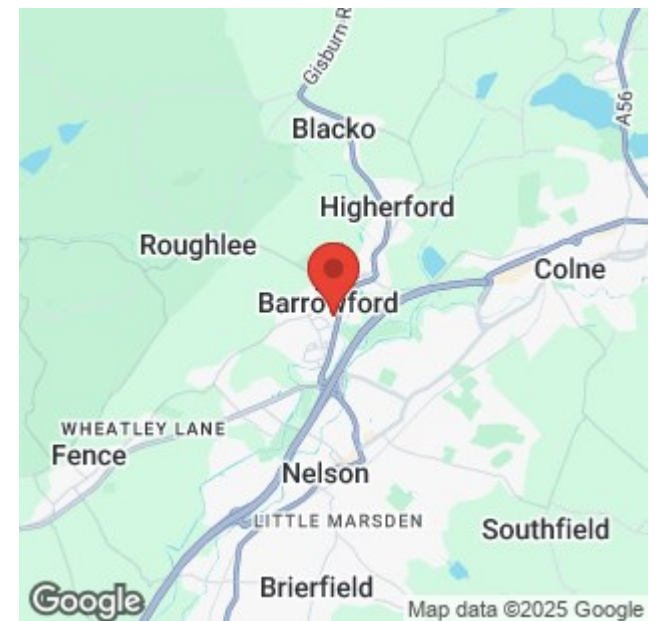
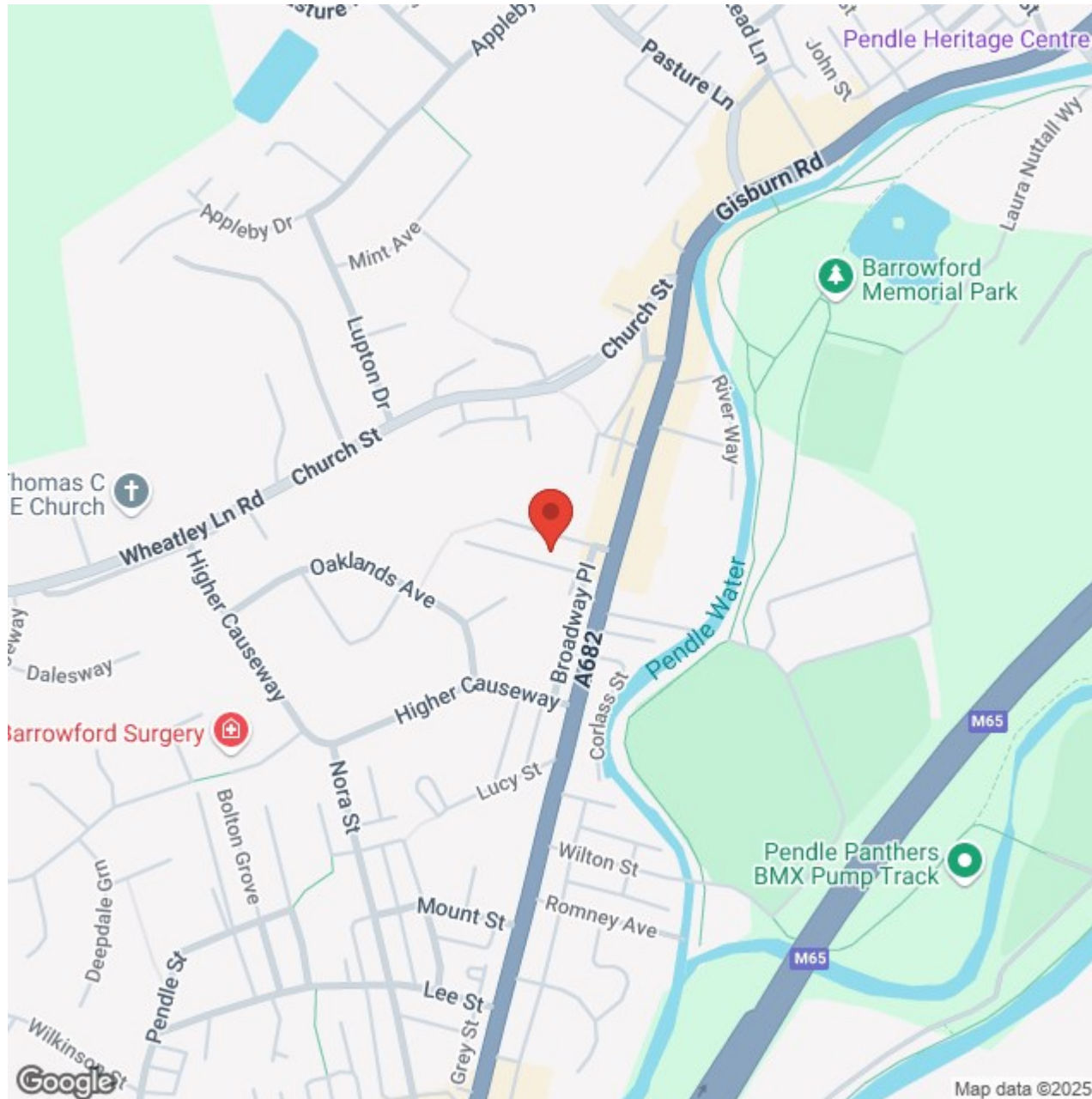
- Three well-proportioned bedrooms
- Stylish modern bathroom
- Fitted kitchen
- Enclosed rear yard
- Council-rented garage to rear
- Central Barrowford location

A charming bay-fronted mid-terrace home located in the heart of this ever-popular village. This beautifully presented property offers a fantastic opportunity for families, first-time buyers or anyone seeking generous living space and character features. Set behind a low stone wall with a wrought iron gate, the home has immediate kerb appeal with its traditional frontage and red entrance door.

Internally, the property boasts two inviting reception rooms, including a spacious lounge with a wood-burning stove set into a feature fireplace, and a second sitting/dining room with a decorative surround and fitted alcove cabinetry. The kitchen is finished with shaker-style cabinetry, wood worktops, and white metro tiling. Upstairs, you'll find three bedrooms — a generous principal room to the front, a colourful children's bedroom, and a third single ideal as a nursery, office, or additional child's room. The contemporary bathroom is fitted with a three-piece suite in white and finished with sleek black fittings and striking metro tiling.

To the rear, a stylish enclosed yard has been transformed into a low-maintenance outdoor living space, perfect for entertaining or relaxing with a morning coffee. A rear gate leads to a back lane where there is off-road parking, and a garage rented via the local council offers additional storage or parking options.







Lancashire

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GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

LIVING ROOM 11'4" x 11'0" (3.46m x 3.37m)

A bright and welcoming bay-fronted reception room featuring a striking wood-burning stove set into a central chimney breast with timber mantel. High ceilings, elegant coving, and a large bay window to the front elevation flood the space with natural light, while the tasteful decor and wood-effect flooring add warmth and character. A perfect space to relax or entertain.

SITTING / DINING ROOM 13'3" x 13'6" (4.05m x 4.12m)

A versatile second reception room currently used as a combined sitting and dining space, featuring a decorative fireplace with tiled surround and traditional timber detailing. The room is enhanced by original built-in cupboards and drawers,

offering useful storage and character. A large rear-facing window brings in natural light, while the layout comfortably accommodates both a sofa area and a family dining table — ideal for everyday living or hosting guests.

KITCHEN 7'8" x 7'7" (2.35m x 2.32m)

A functional galley-style kitchen fitted with a range of cream units, wooden worktops, and modern white metro tile splashbacks. The space includes an integrated oven with gas hob and stainless steel extractor, plumbing for a washing machine, and space for a freestanding fridge freezer and dishwasher. Patterned floor tiles add a touch of character, while a window above the sink offers pleasant rear views and plenty of natural light. A glazed uPVC door provides direct access to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 15'1" x 11'6" (4.61m x 3.52m)

A spacious and well-proportioned double bedroom positioned to the front elevation, featuring a large window that draws in plenty of natural light and offers views over the surrounding rooftops. The room benefits from high ceilings and neutral carpeting, with bold décor that adds personality while still offering scope for personalisation. Ideal as a comfortable master bedroom.

BEDROOM TWO 7'10" x 9'6" (2.39m x 2.92m)

A cosy single bedroom situated to the rear of the property, currently styled as a charming children's room. The space features a large window for natural light, high ceilings, and neutral carpeting. Ideal as a child's bedroom, nursery, or even a compact home office depending on your needs.

BEDROOM THREE 6'11" x 11'3" (2.12m x 3.43m)

A cheerful single bedroom positioned to the rear of the home, ideal for a child's room, playroom, or study. Decorated with fun, themed walls and practical storage solutions, the room enjoys natural light from the rear-facing window and is finished with a neutral carpet.

BATHROOM 5'1" x 7'4" (1.56m x 2.25m)

A beautifully renovated, stylish three-piece family bathroom suite featuring a panelled bath with matte black rainfall shower and separate handheld attachment, complemented by a black-framed shower screen. Finished with white metro tiles and

contrasting black grout, the space also includes a pedestal wash basin with matching black tap, low flush WC, round wall-mounted mirror, and patterned tiled flooring.

LOCATION

Situated in the ever-popular village of Barrowford, this property enjoys a fantastic position just a stone's throw from local shops, cafés, schools, and everyday amenities. With scenic countryside walks close by and excellent transport links via the M65 motorway, it offers the perfect balance of convenience and lifestyle—ideal for families, professionals, or those simply seeking a well-connected yet peaceful location.

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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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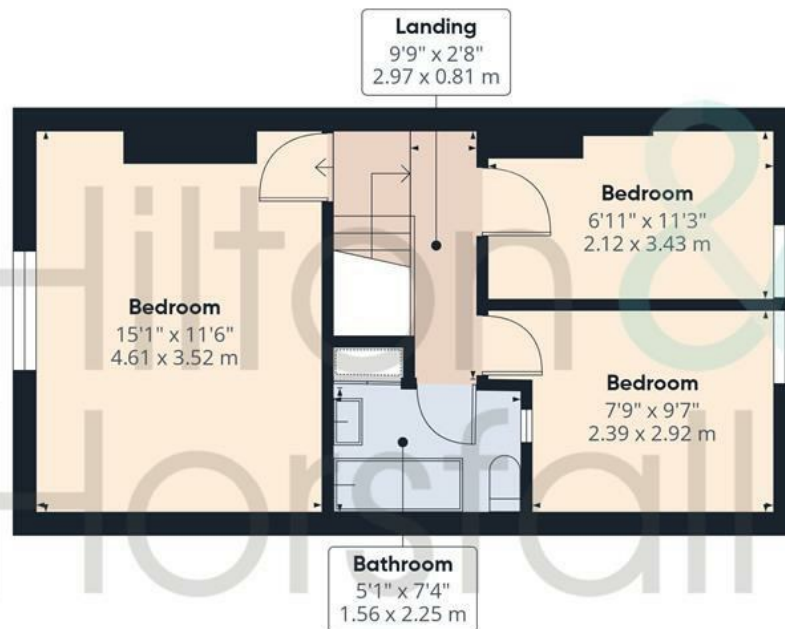
OUTSIDE

To the rear of the property is a private enclosed yard with a seating area—perfect for outdoor entertaining or relaxing. A garage is also located to the rear, which is currently rented via the local council, offering additional storage or secure parking. The front of the property features a small forecourt setting the home back slightly from the roadside.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

855 ft²

79.4 m²

(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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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
[t. 01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
[t. 01200 435667](tel:01200435667)