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BB9 6HT

Peter Street, Barrowford

By Auction £90,000

• Three-bedroom mid-terraced property • For Sale by Modern Auction – T & C's apply • Offered with no onward chain • Generously proportioned accommodation • Two additional attic storage areas • Separate rear garden area with outhouse storage • Buyers Fees Apply • Subject to Reserve Price

Offered for sale with no onward chain and available by auction, this three-bedroom mid-terraced property on Peter Street, Barrowford presents a clear opportunity for purchasers seeking a substantial refurbishment project. Arranged over three levels, the accommodation offers generous proportions and considerable scope to modernise, reconfigure and personalise throughout, subject to any necessary consents. The ground floor opens into an entrance hallway with stairs rising to the first floor, leading into a spacious front living room with a large window providing natural light. To the rear is a well-proportioned dining area, currently open to the adjoining kitchen, with an external door providing access towards the rear. The first floor provides three bedrooms, including two particularly generous rooms, together with a sizeable bathroom fitted with a bath, separate shower, wash hand basin and WC. A staircase from the bathroom leads to two attic areas, both benefiting from sloping ceilings and roof windows. Buyers should note that we have been advised the attic accommodation and staircase do not comply with Building Regulations and the attic areas should not be regarded as habitable accommodation. Externally, the property has a small garden area separate from the house to the rear, together with an outhouse providing useful storage. The existing layout provides a practical basis for a programme of improvement, with good room sizes across the principal accommodation and clear potential for a purchaser to put their own stamp on the property. Requiring comprehensive refurbishment throughout, this is an excellent opportunity for buyers looking to undertake a renovation and create a home tailored to their own requirements in the popular village of Barrowford.

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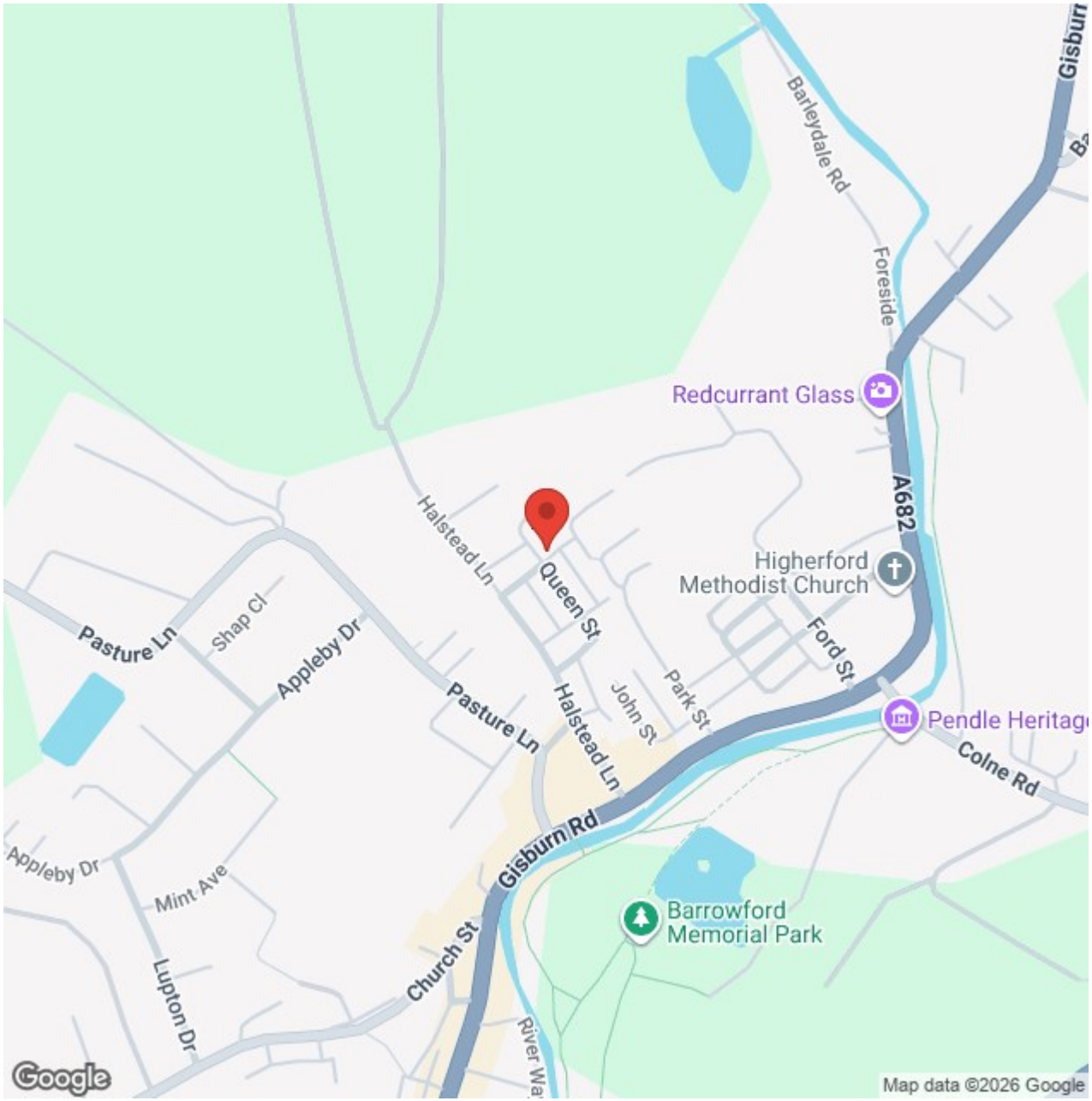
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Lancashire

Offered for sale with no onward chain and available by auction, this three-bedroom mid-terraced property on Peter Street, Barrowford presents a clear opportunity for purchasers seeking a substantial refurbishment project. Arranged over three levels, the accommodation offers generous proportions and considerable scope to modernise, reconfigure and personalise throughout, subject to any necessary consents. The ground floor opens into an entrance hallway with stairs rising to the first floor, leading into a spacious front living room with a large window providing natural light. To the rear is a well-proportioned dining area, currently open to the adjoining kitchen, with an external door providing access towards the rear. The first floor provides three bedrooms, including two particularly generous rooms, together with a sizeable bathroom fitted with a bath, separate shower, wash hand basin and WC. A staircase from the bathroom leads to two attic areas, both benefiting from sloping ceilings and roof windows. Buyers should note that we have been advised the attic accommodation and staircase do not comply with Building Regulations and the attic areas should not be regarded as habitable accommodation. Externally, the property has a small garden area separate from the house to the rear, together with an outhouse providing useful storage. The existing layout provides a practical basis for a programme of improvement, with good room sizes across the principal accommodation and clear potential for a purchaser to put their own stamp on the property. Requiring comprehensive refurbishment throughout, this is an excellent opportunity for buyers looking to undertake a renovation and create a home tailored to their own requirements in the popular village of Barrowford.

GROUND FLOOR

LIVING ROOM 14'11" x 15'0" (4.55m x 4.59m)
A generously proportioned living room positioned to the front of the property, with a large window allowing natural light into the space and direct access from the front entrance. The room is in need of full refurbishment and offers excellent scope for a purchaser to create a spacious and comfortable principal reception room to their own specification.

KITCHEN 15'3" x 7'9" (4.65m x 2.38m)
A kitchen positioned to the rear of the property, fitted with a range of wall and base units with work surfaces and incorporating a sink beneath the rear-facing window. The room is open to the adjoining dining area and has an external door providing access to the rear. The kitchen requires full refurbishment, offering scope for a purchaser to redesign and modernise the space to their own specification.

DINING AREA 15'0" x 9'11" (4.58m x 3.03m)
A well-proportioned dining area positioned to the rear of the property, with a large window providing natural light and an external door giving access towards the rear. The space is currently open to the adjoining kitchen and, like the remainder of the property, requires full refurbishment, offering scope to reconfigure and modernise to suit a purchaser's requirements.

HALLWAY
Providing access into the ground floor accommodation, with a staircase rising to the first floor. The space forms part of the property's overall refurbishment requirement and offers scope for a purchaser to update and personalise to their own specification.

FIRST FLOOR / LANDING
A compact first-floor hallway forming part of the circulation space between the staircase, landing and adjoining accommodation.

BEDROOM ONE 14'10" x 9'3" (4.54m x 2.84m)
A well-proportioned bedroom positioned to the front of the property, with a large front-facing window providing natural light. The room offers space for a double bed and additional bedroom furniture and, in keeping with the rest of the property, requires refurbishment.

BEDROOM TWO 14'11" x 9'1" (4.56m x 2.78m)
A generously proportioned bedroom positioned to the rear of the property, with a rear-facing window providing natural light. The room offers ample space for a double bed and additional furniture and requires refurbishment, providing an opportunity for a purchaser to update and personalise the space.

BEDROOM THREE 12'0" x 8'8" (3.66m x 2.65m)
A well-proportioned third bedroom positioned to the rear of the property, with a rear-facing window providing natural light. The room offers useful space for bedroom furniture and requires refurbishment, providing scope for a purchaser to update and personalise the room to their own taste.

BATHROOM 6'5" x 8'8" (1.97m x 2.66m)
A generously sized bathroom fitted with a bath, separate shower, wash hand basin and WC, with a frosted window providing natural light and privacy. The room requires refurbishment and also incorporates staircase access to the attic level. We have been advised that the attic accommodation and staircase do not comply with Building Regulations.

SECOND FLOOR

ATTIC 1 10'9" x 16'11" (3.28m x 5.16m)
A useful attic area with sloping ceilings and roof windows providing natural light. The space is currently used for storage and forms part of the upper attic level accessed via the staircase from the first floor. We have been advised that the attic accommodation and staircase do not comply with Building Regulations and the area should therefore not be regarded as habitable accommodation.

ATTIC 2 8'11" x 16'9" (2.72m x 5.13m)
A further attic area with sloping ceilings and roof windows providing natural light. The space is currently used for storage and forms part of the upper attic level. We have been advised that the attic accommodation and staircase do not comply with Building Regulations and the area should therefore not be regarded as habitable accommodation.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/peterstreetbarrowford

LOCATION
Situated on Peter Street in the popular Pendle village of Barrowford, the property is conveniently positioned for the village and its selection of shops, cafés and everyday amenities. Barrowford Park and Pendle Heritage Centre provide attractive local recreational facilities, while the Leeds & Liverpool Canal and surrounding Pendle countryside offer further opportunities for walking and outdoor pursuits. The village is also well placed for access to Junction 13 of the M65, providing convenient road connections towards neighbouring towns and the wider East Lancashire area.

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AUCTIONEERS COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.


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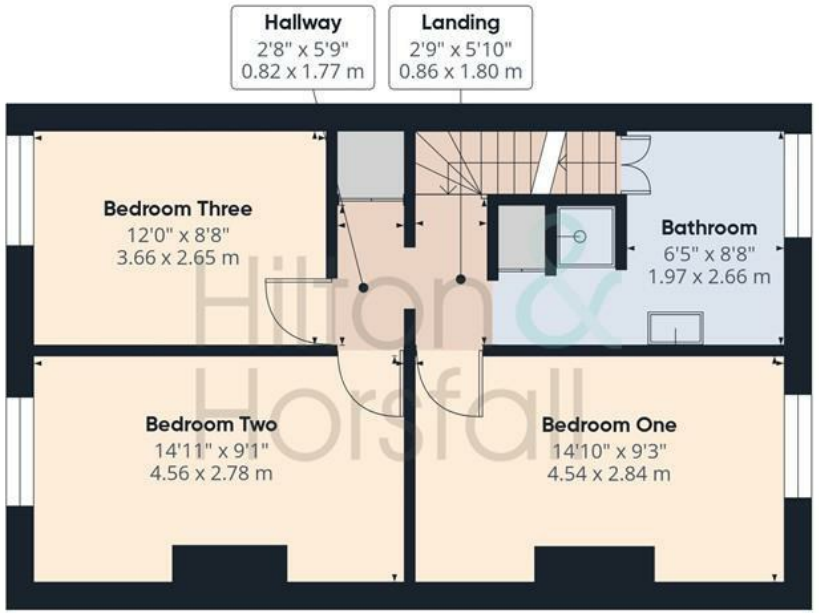
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OUTSIDE

Externally, the property has a traditional terraced frontage onto Peter Street. To the rear is a small garden area positioned separately from the property, together with an outhouse providing useful additional storage. The outside space also forms part of the wider refurbishment opportunity and provides scope for a purchaser to improve and personalise the area.



Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

1348 ft²

125.2 m²

Reduced headroom

71 ft²

6.6 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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