Hilton & Horsfall


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BB9 6DA

Bedford Street, Barrowford

Offers In The Region Of £155,000

• Three-bedroom end-terraced home • Approximately 1,144 sq ft of accommodation • Two generous reception areas • Spacious fitted kitchen • Enclosed rear yard with storage • Vacant possession with no onward chain

A generously proportioned three-bedroom end-terraced home, offered for sale with no onward chain. Situated in the popular village of Barrowford, this substantial property provides spacious and versatile accommodation extending to approximately 1,144 sq ft and would appeal to a wide range of buyers. The ground floor comprises a welcoming entrance hallway, a generous dining room / sitting room which opens through to an impressive living room, creating a superb amount of reception space, together with a well-equipped fitted kitchen offering ample storage and room for a breakfast table. To the first floor are three bedrooms, including a particularly spacious principal bedroom with windows to both the front and side, alongside a modern shower room. Externally, the property occupies an end-terrace position with side access leading to an enclosed paved rear yard with useful storage and a pleasant leafy backdrop. Conveniently positioned for Barrowford's excellent range of amenities, schools and transport links, the property is vacant and available with no onward chain, making early viewing highly recommended.

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BARROWFORD
LANCASHIRE. BB9 6DX
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Lancashire

A generously proportioned three-bedroom end-terraced home, offered for sale with no onward chain. Situated in the popular village of Barrowford, this substantial property provides spacious and versatile accommodation extending to approximately 1,144 sq ft and would appeal to a wide range of buyers. The ground floor comprises a welcoming entrance hallway, a generous dining room / sitting room which opens through to an impressive living room, creating a superb amount of reception space, together with a well-equipped fitted kitchen offering ample storage and room for a breakfast table. To the first floor are three bedrooms, including a particularly spacious principal bedroom with windows to both the front and side, alongside a modern shower room. Externally, the property occupies an end-terrace position with side access leading to an enclosed paved rear yard with useful storage and a pleasant leafy backdrop. Conveniently positioned for Barrowford's excellent range of amenities, schools and transport links, the property is vacant and available with no onward chain, making early viewing highly recommended.

GROUND FLOOR

ENTRANCE HALL
A welcoming entrance hallway with fitted carpet, radiator and staircase rising to the first floor, featuring painted spindles and a timber handrail. Providing access through to the ground floor accommodation, the hallway is finished with decorative wall lighting and traditional-style detailing.

DINING / SITTING ROOM 13'7" x 11'6" (4.15m x 3.53m)
A generously proportioned dining room / sitting room with fitted carpet, decorative coving, ceiling rose, radiator and windows allowing plenty of natural light. Open through to the adjoining living room, creating a spacious and versatile arrangement ideal for both everyday living and entertaining.

LIVING ROOM 15'10" x 18'2" (4.83m x 5.54m)
An impressive and generously proportioned living room enjoying plenty of natural light from windows to two elevations. Featuring a focal-point fireplace with decorative surround and inset fire, fitted carpet, ceiling rose, coving and radiators. The room opens through to the adjoining dining / sitting room, creating a particularly spacious and versatile living area.

KITCHEN 15'2" x 9'4" (4.63m x 2.85m)
A spacious fitted kitchen offering a good range of matching wall and base units with complementary work surfaces and tiled splashbacks. Incorporating a stainless steel sink and drainer, freestanding cooker with extractor over and space for additional appliances. Further features include tiled flooring, recessed ceiling spotlights, ample room for a breakfast table, generous natural light and an external door providing access to the rear.

FIRST FLOOR / LANDING

BEDROOM ONE 13'6" x 11'2" (4.13m x 3.41m)
A spacious principal double bedroom positioned to the front of the property and benefiting from an additional window to the side, allowing for plenty of natural light. Featuring fitted carpet, radiator and ample space for a range of bedroom furniture, with pleasant elevated outlooks.

BEDROOM TWO 10'11" x 8'4" (3.35m x 2.55m)
A well-proportioned second bedroom with a window providing plenty of natural light, fitted carpet and radiator. The room also benefits from a useful range of fitted drawer units and offers ample space for additional bedroom furniture.

BEDROOM THREE 9'2" x 9'5" (2.80m x 2.89m)
A well-proportioned single bedroom with a window providing natural light, radiator, fitted carpet and a useful range of fitted wardrobes and storage. Offering flexibility for use as a bedroom, nursery or home office.

SHOWER ROOM 6'3" x 5'11" (1.92m x 1.81m)
A well-presented shower room fitted with a three-piece suite comprising a shower enclosure with electric shower, pedestal wash basin and low-level WC. Finished with tiled walls, wood-effect flooring, chrome heated towel rail and a frosted window providing natural light and ventilation.

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

LOCATION
Situated in the popular village of Barrowford, the property is conveniently placed for a wide range of local amenities including independent shops, cafés, restaurants, schools and everyday services. Barrowford also offers excellent access to surrounding towns including Nelson, Colne and Burnley, together with convenient links to the M65 motorway network. The area is well regarded for its attractive village setting, riverside walks and easy access to the surrounding Pendle countryside.

PUBLISHING
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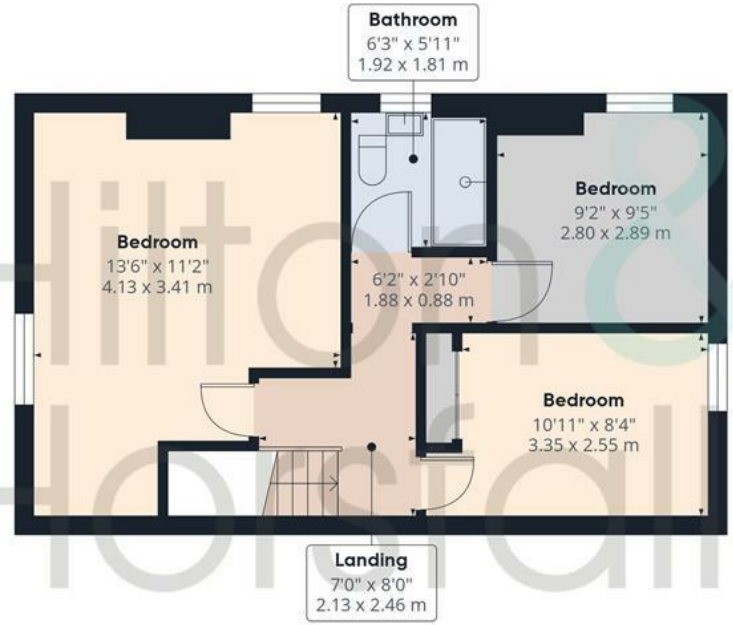
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OUTSIDE

Externally, the property occupies an end-terrace position with a stone-built frontage and a small enclosed area to the front. A pathway runs along the side of the property and provides access to the rear, where there is an enclosed paved yard with gated access and useful external storage. The rear enjoys a pleasant leafy backdrop, adding a degree of privacy.



Ground Floor



Floor 1



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Approximate total area(1)

1144 ft²

106.3 m²

Reduced headroom

14 ft²

1.3 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.


Borough of
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