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BB9 8PB

Bolton Grove, Barrowford

£750 PCM

• FREE Solar Energy for 10 Years! • Spacious living room and dining kitchen • Enclosed rear yard • Full fibre broadband • Two-bedroom mid-terrace property • No Onward Chain

A well-presented two-bedroom mid-terrace property situated in the heart of Barrowford, offered to the market with no onward chain. The accommodation is arranged over two floors and briefly comprises a welcoming living room to the front, a spacious dining kitchen to the rear with access to the enclosed yard, two well-proportioned bedrooms and a modern three-piece bathroom. The property is neutrally decorated throughout, providing a blank canvas for a range of buyers. Externally, the property benefits from a low-maintenance rear yard, while further advantages include full fibre broadband. Bolton Grove is ideally positioned for Barrowford village amenities, well-regarded schools and excellent transport links.

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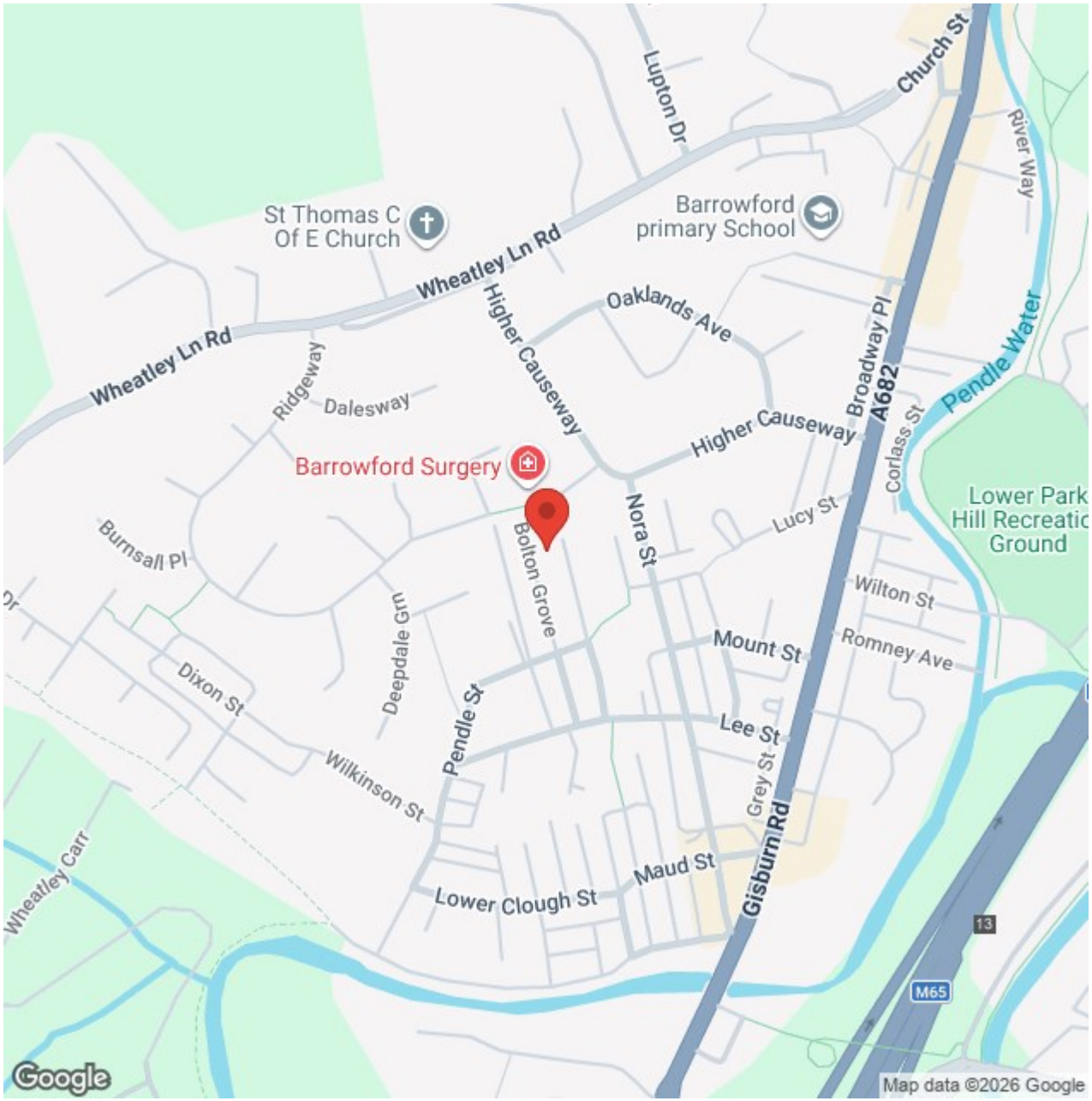
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Barrowford
primary School
Wheatley Ln Rd
Wheatley Ln Rd
Lupton Dr
Church St
River Way
Higher Causeway
Oaklands Ave
Broadway Pl
A682
Pendle Water
Ridgeway
Dalesway
Higher Causeway
Barrowford Surgery
Corlass St
Lower Park
Hill Recreatic
Ground
Lucy St
Nora St
Bolton Grove
Burnsall Pl
Wilton St
Deepdale Grn
Mount St
Romney Ave
Dixon St
Pendle St
Lee St
Grey St
Wilkinson St
Gisburn Rd
Wheatley Carr
Maud St
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Lancashire

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GROUND FLOOR

LIVING ROOM 12'1" x 12'10" (3.69m x 3.92m)
A bright and welcoming reception room positioned to the front of the property, featuring a large window allowing plenty of natural light to flood the space. The room is finished with neutral décor and attractive wood-effect flooring, creating a clean and modern feel. A feature fireplace with timber surround and inset gas fire provides an attractive focal point, while built-in shelving to the alcove offers practical storage or display space. Access is provided directly from the front entrance, making this an ideal everyday living area or cosy lounge.

DINING KITCHEN 13'5" x 12'9" (4.09m x 3.91m)
A generous dining kitchen positioned to the rear of the property, offering ample space for both everyday dining and cooking. The kitchen is fitted with a range of base and wall units with complementary work surfaces, incorporating an electric oven and hob with extractor above, stainless steel sink unit and space for additional appliances. A feature chimney breast with rustic timber lintel adds character to the room, while the open layout provides excellent versatility for a dining table or breakfast area. Natural light is provided via a rear window, with direct access leading out to the enclosed rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 12'1" x 12'10" (3.70m x 3.93m)
A well-proportioned double bedroom positioned to the front of the property, benefiting from a large window providing plenty of natural light. The room is finished with neutral décor and soft fitted carpet, creating a calm and comfortable space. There is ample room to accommodate a double bed along with additional bedroom furniture, making this an ideal main bedroom or spacious guest room.

BEDROOM TWO 13'6" x 6'5" (4.13m x 1.98m)
A second bedroom positioned to the rear of the property, finished with neutral décor and fitted carpet. The room enjoys natural light via a rear-facing window and is well suited for use as a single bedroom, home office or nursery. Additional features include a built-in cupboard housing the boiler, providing useful storage while keeping the space practical and versatile.

BATHROOM 9'4" x 6'1" (2.87m x 1.86m)
A modern three-piece bathroom fitted with a panelled bath with shower over, wash hand basin set within a vanity unit and a low-level WC. The room is finished with contemporary wall tiling and a contrasting herringbone-style floor, creating a clean and stylish finish. A frosted window provides natural light and ventilation, while built-in storage cupboards offer additional practicality.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/boltongrove-bford

LOCATION
Bolton Grove is conveniently situated within the heart of Barrowford, a highly regarded village offering an excellent range of local amenities including shops, cafes, bars and well-regarded schools. The area benefits from superb transport links, with easy access to the M65 motorway network, providing convenient commuting routes to Burnley, Preston, Manchester and surrounding towns. Barrowford Park and the Leeds & Liverpool Canal are also close by, offering pleasant walks and outdoor leisure opportunities.

PROPERTY DETAIL
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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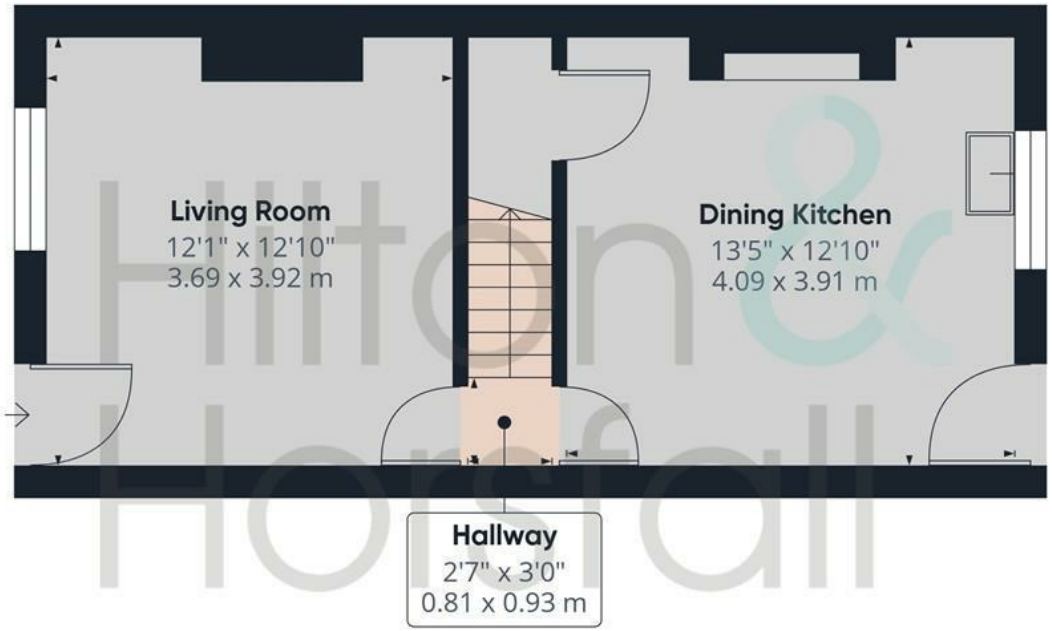

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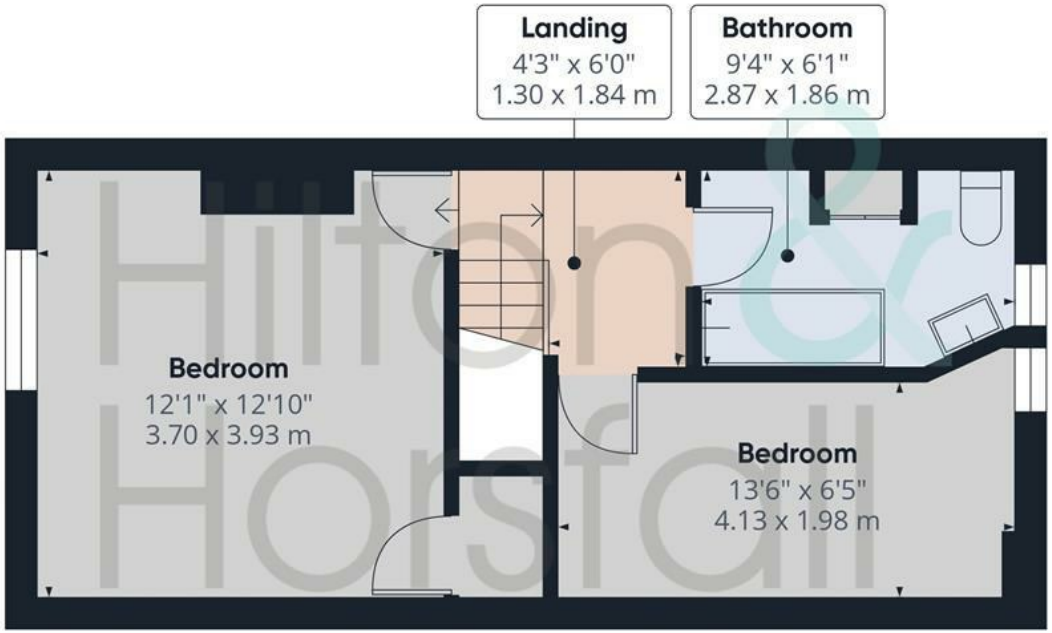
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OUTSIDE

To the rear of the property is an enclosed yard, offering a low-maintenance outdoor space ideal for seating, storage or general use. The yard is privately enclosed with gated access, making it practical and secure. To the front, the property is positioned along Bolton Grove, a popular and convenient residential street within easy reach of Barrowford village amenities, transport links and local schools.



Ground Floor



Floor 1



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Approximate total area(1)

690 ft²

64.1 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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