



Hilton &
Horsfall

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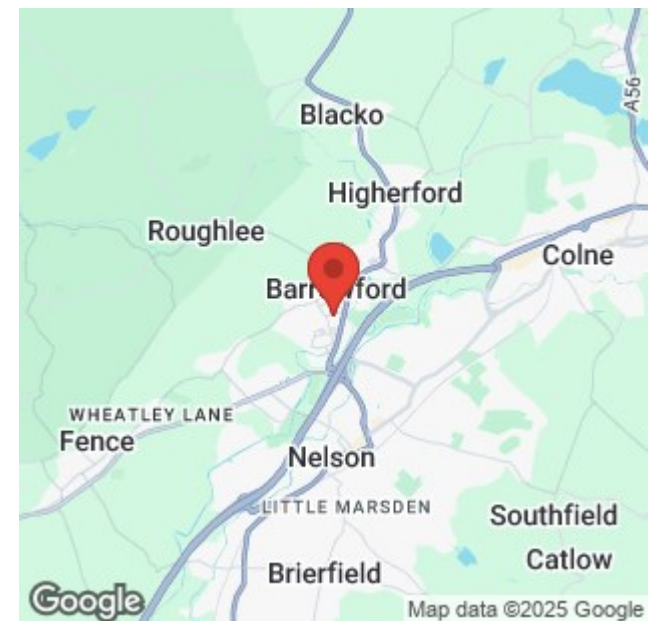
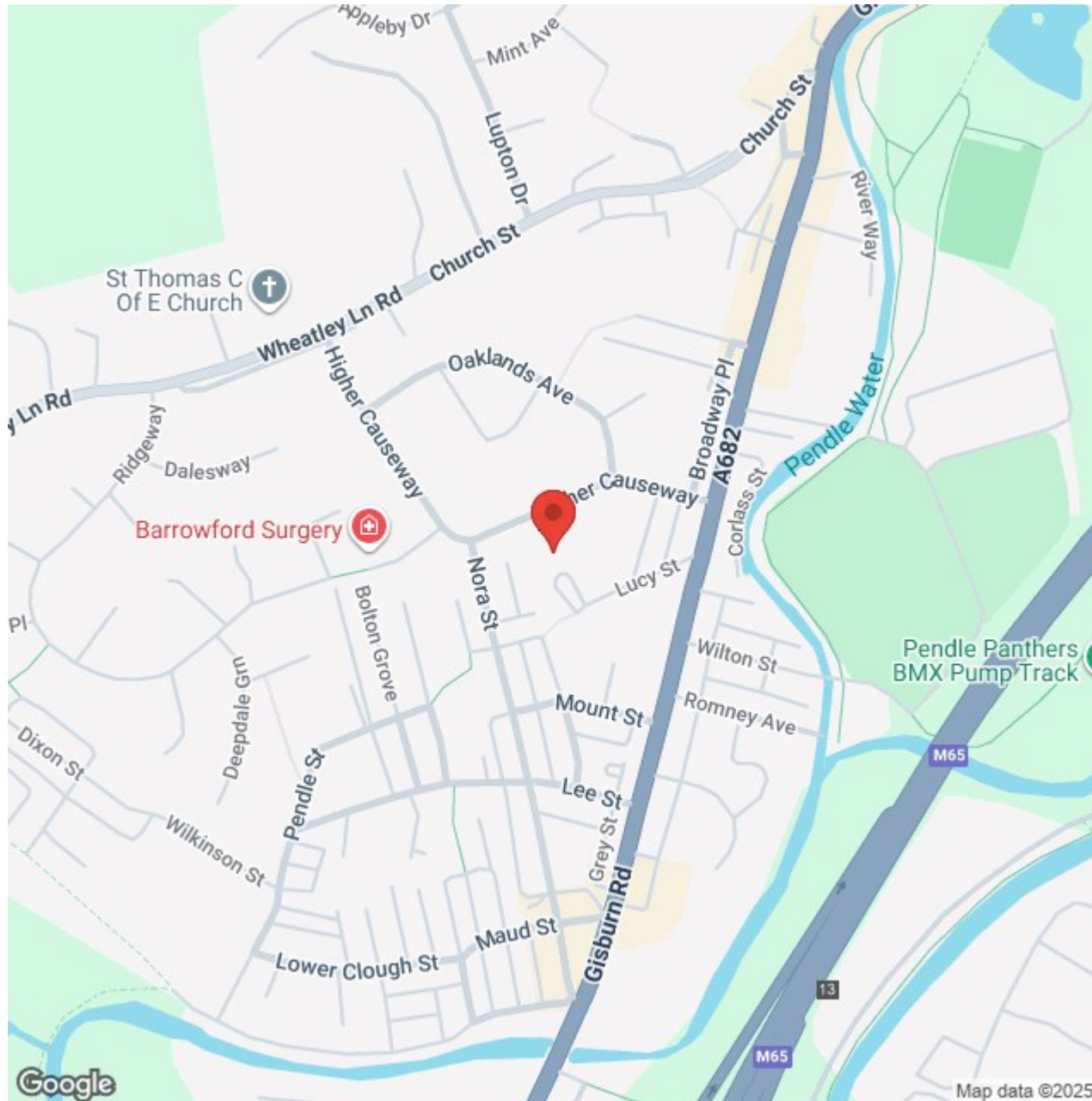
Holmefield Court, Barrowford

Offers In The Region Of £104,950

- Two generously sized bedrooms
- Bright and spacious lounge with feature fireplace
- Modern fitted kitchen with integrated oven & hob
- Contemporary three-piece bathroom suite
- First floor position with views over greenery
- Located in a desirable Barrowford cul-de-sac
- Well cared for and move-in ready

A well-maintained and deceptively spacious two bedroom first floor apartment positioned in a peaceful residential cul-de-sac in the heart of Barrowford. This charming home offers comfortable and practical accommodation, ideally suited to those looking to downsize or enjoy a quieter pace of life, with easy access to local amenities and pleasant green surroundings.







Lancashire

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ENTRANCE HALLWAY

Accessed via its own ground floor entrance, with a staircase leading to the first-floor landing and inner hallway. Includes fitted carpet and intercom system.

LIVING ROOM 11'3" x 13'10" (3.45m x 4.23m)

A light and airy room featuring a wide window overlooking the greenery to the front, neutral décor, and a modern fireplace with surround.

KITCHEN 10'0" x 7'10" (3.06m x 2.41m)

Fitted with a range of wall and base units with complementary worktops and tiled splashbacks. Includes integrated oven, gas hob with extractor hood, stainless steel sink, and space for fridge freezer and washing machine.

BEDROOM ONE 10'5" x 11'5" (3.18m x 3.49m)

A spacious double bedroom with rear-facing window, carpeted flooring, and ample space for furniture. Includes a built-in wardrobe cupboard

over the stairs, offering convenient and discreet storage.

BEDROOM TWO / DINING ROOM 14'5" x 6'11" (4.40m x 2.12m)

Currently used as a dining room, this flexible space could be used as a second bedroom, home office, or hobby room.

BATHROOM 4'10" x 7'10" (1.49m x 2.41m)

A modern three-piece suite in white comprising panelled bath with glass screen and overhead shower, low flush WC and pedestal sink with vanity unit. Fully tiled with neutral tones.

LOCATION

Ideally situated within walking distance of Barrowford's amenities, including Booths supermarket, cafes, shops, and riverside walks. Excellent access to public transport and the M65 motorway make local towns and healthcare facilities easily reachable.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/holmefield-court-barrowford/>

PUBLISHING

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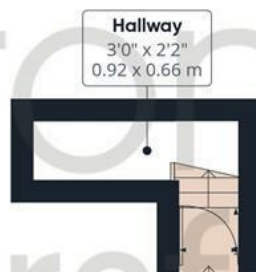
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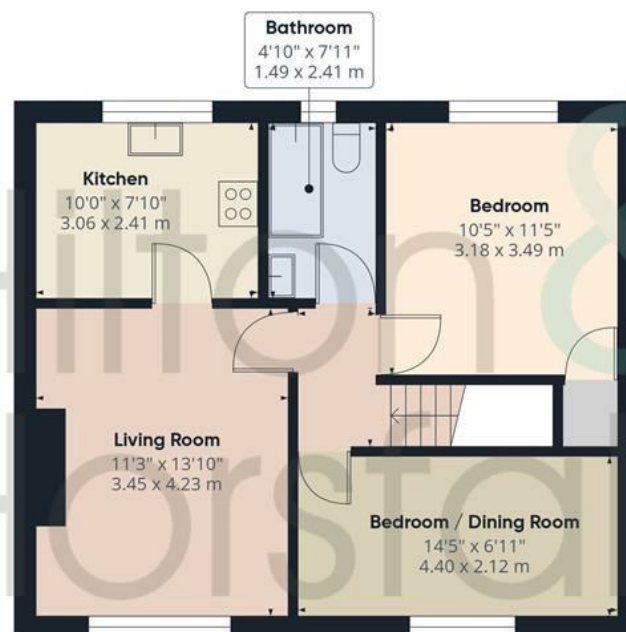
OUTSIDE

The property is positioned within a quiet and well-maintained cul-de-sac, enjoying pleasant green surroundings and a strong sense of community. To the rear, there is a communal lawned area which residents often use for pegging out washing or enjoying the outdoors. Adjacent to the private front entrance, there is also a useful external storage cupboard—ideal for keeping bins, tools, or outdoor items neatly tucked away. On-street parking is available nearby.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

570 ft²

52.9 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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