





Hilton &  
Horsfall

BB9 8QR

## Belmont Terrace, Barrowford

### Offers In The Region Of £180,000

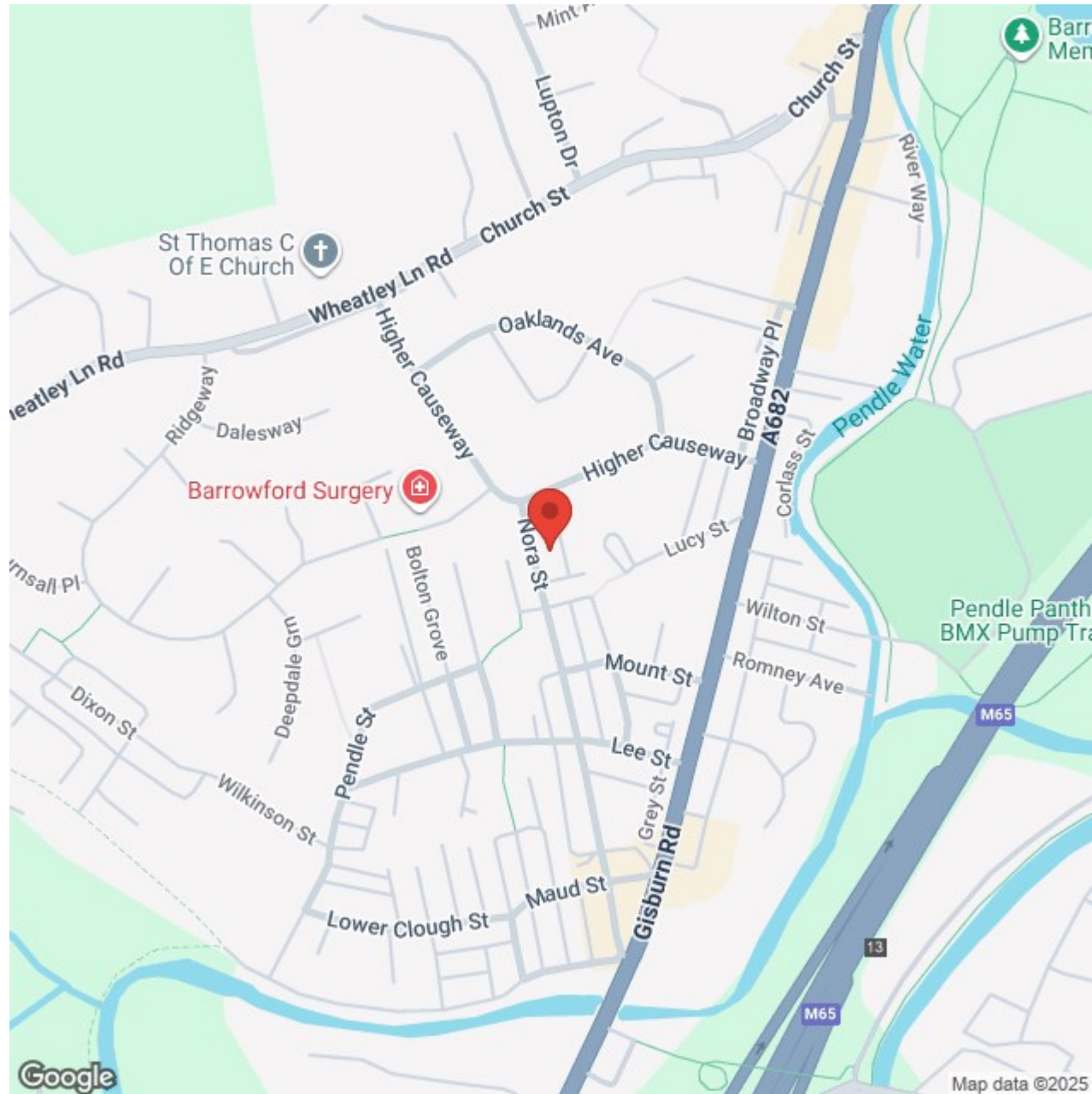
- Family Sized Mid Terrace • Two Reception Rooms • Fitted Kitchen • Two Bedrooms Plus Attic • Bathroom • Rear Yard & Parking

A charming end-terrace property located in the heart of the sought-after village of Barrowford. This spacious home offers a warm and inviting layout, featuring two reception rooms on the ground floor—perfect for both relaxation and entertaining—alongside a well-appointed kitchen. Upstairs, you'll find two generously sized bedrooms, a family bathroom, and a versatile attic room offering additional living or working space.













## Lancashire

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### GROUND FLOOR

#### LIVING ROOM 15'0" x 14'2" (4.58m x 4.33m)

The main living room is a warm and inviting space, ideal for relaxing or entertaining guests. Featuring a beautiful exposed brick fireplace with a multi-fuel stove, it adds a cosy focal point to the room. The space benefits from a large front-facing window that floods the room with natural light, while the exposed timber beam and open staircase with glass balustrade add character and a touch of contemporary charm.

#### DINING ROOM 14'4" x 14'9" (4.38m x 4.51m)

The dining room is a standout feature of the home—bright, spacious, and ideal for hosting. With large dual-aspect windows allowing plenty of natural light, the room feels airy and inviting. Rich wood flooring and high ceilings add a sense of grandeur, while the statement pendant lighting brings a modern, industrial edge. This versatile space easily accommodates a large dining table and connects directly to the kitchen for added convenience.

#### KITCHEN 13'7" x 6'6" (4.16m x 2.00m)

The kitchen is a practical and well-equipped space featuring a generous run of fitted units, ample worktop space, and a large freestanding range-style cooker with a stainless steel extractor. A side-facing window allows natural light to brighten the room, while tiled flooring and splashbacks offer easy maintenance. With access to a handy understairs storage area and space for a fridge freezer, dishwasher, and washing machine, it's a functional hub ideal for busy daily life.

#### UTILITY / LAUNDRY ROOM 6'0" x 6'2" (1.85m x 1.89m)

Accessed off the kitchen.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 11'9" x 14'11" (3.59m x 4.55m)

Located at the front of the property, the principal bedroom is a

bright and generously proportioned space, featuring two large sash-style windows that fill the room with natural light. With ample floor space for freestanding furniture and a calm, neutral décor, it offers a peaceful retreat ideal for rest and relaxation.

#### BEDROOM TWO 10'11" x 7'1" (3.34m x 2.17m)

Bedroom two is positioned at the rear of the property and offers a cosy and comfortable space, ideal for use as a child's room, guest room, or home office. A large window allows plenty of daylight to brighten the room, while the soft carpeting and calming décor create a peaceful atmosphere.

#### BATHROOM 11'0" x 7'4" (3.36m x 2.26m)

The bathroom is a stylish and spacious four-piece suite, featuring a corner shower enclosure, a panelled bath, traditional-style WC, and a pedestal wash basin. Finished with a combination of metro tiling and bold feature walls, the space is both functional and full of character. A large rear-facing window brings in natural light, while wood-effect flooring and decorative accents add warmth and personality.

### SECOND FLOOR

#### ATTIC ROOM 17'5" x 13'3" (5.31m x 4.05m)

The attic room offers a fantastic additional space, full of character with exposed beams, sloped ceilings, and a large Velux window that brings in plenty of natural light. Currently used as a bedroom, it would also make an excellent home office, hobby room or snug. With built-in eaves storage and a cosy layout, this versatile room adds real value and flexibility to the home.

### LOCATION

Situated in the heart of Barrowford, Belmont Terrace enjoys a prime position just moments from the village's array of independent shops, cafés, restaurants, and well-regarded schools. The property benefits from excellent transport links, with easy access to the M65 motorway and regular bus routes nearby, making it ideal for commuters. Surrounded by beautiful countryside, scenic walks, and Pendle Water, this is a sought-after area that blends convenience with a vibrant village atmosphere.

### 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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## OUTSIDE

Externally, the property benefits from a private rear yard and the added convenience of rear parking—an excellent bonus in this central location. Positioned just a short stroll from local amenities, shops, and scenic riverside walks, this home combines character with practicality, making it an ideal purchase for first-time buyers, young families or those looking to downsize without compromising on location.







Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1200.82 ft<sup>2</sup>

111.56 m<sup>2</sup>

**Reduced headroom**

127.02 ft<sup>2</sup>

11.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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