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Horsfall

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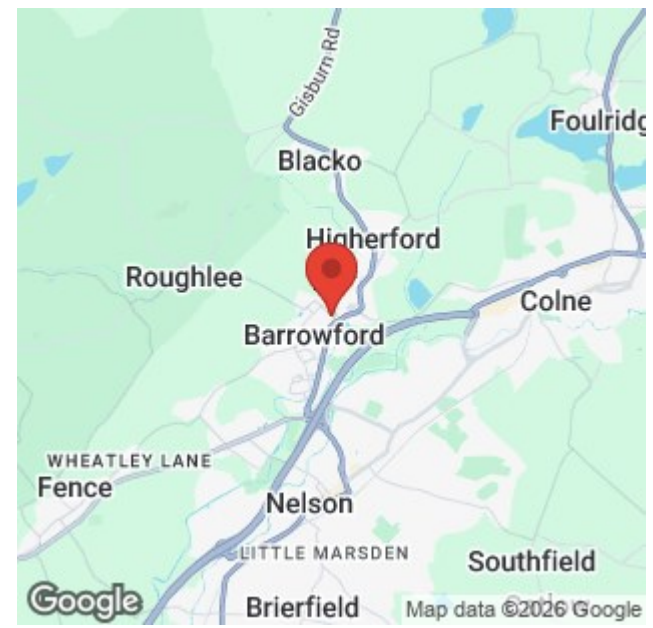
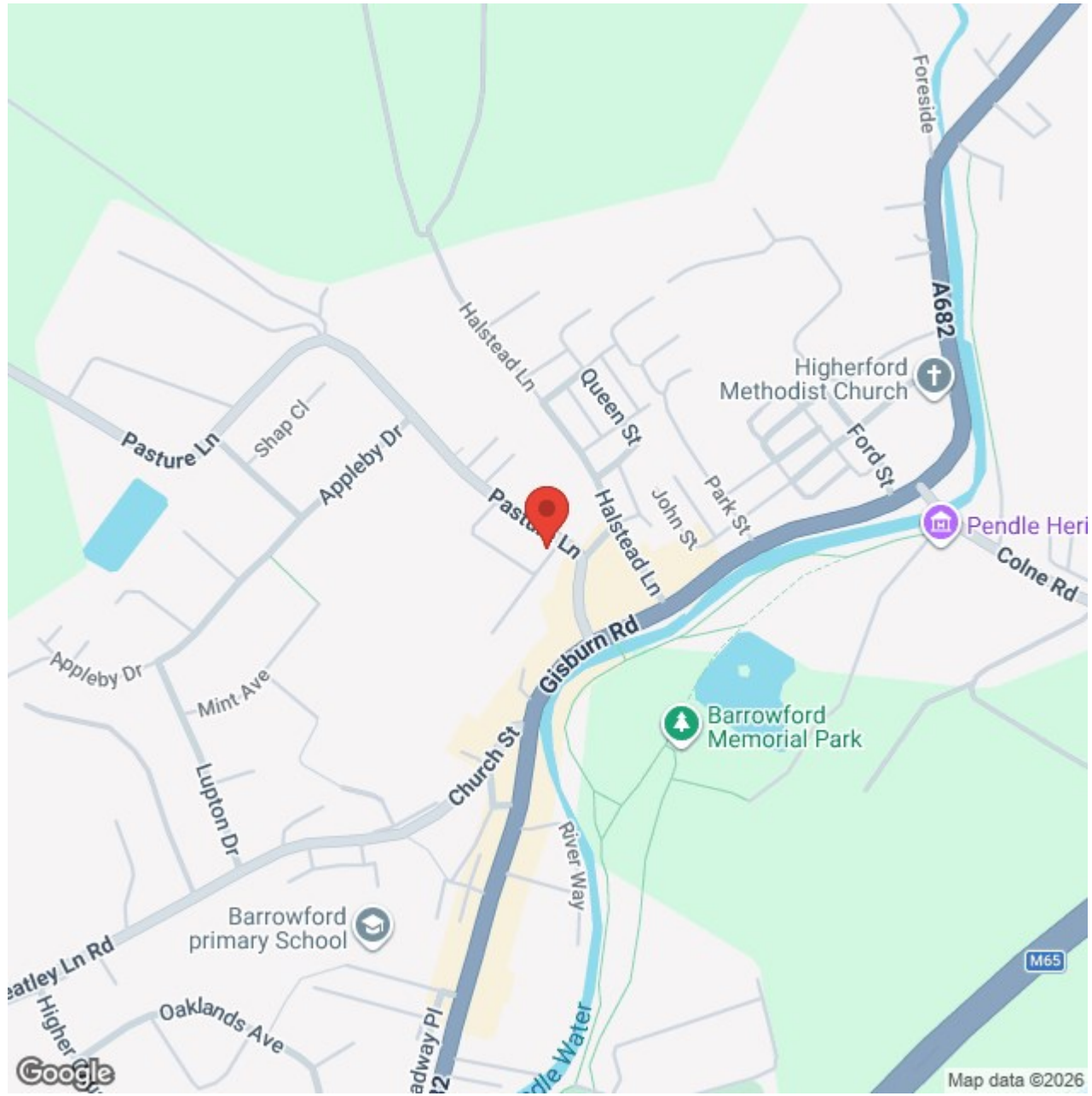
## Pasture Lane, Barrowford

### Offers In The Region Of £170,000

- Attractive stone-built end terrace property
- Two well-proportioned bedrooms
- Spacious open plan living & dining room
- Modern fitted kitchen & ground floor WC
- Enclosed stone flagged rear yard with external store
- Sought after Barrowford village location

Occupying an enviable corner position within the heart of Barrowford, this beautifully presented stone-built end terrace offers a wonderful blend of character, contemporary styling and practical living accommodation. Immaculately maintained throughout, the property briefly comprises an entrance vestibule, an impressive open plan living and dining room, a modern fitted kitchen with access to a useful ground floor WC, two well-proportioned bedrooms and a stylish three-piece bathroom suite. Externally, there is a private enclosed stone flagged rear yard with a useful external store. Ideally suited to first-time buyers, young families or those looking to downsize, the property is perfectly positioned within walking distance of Barrowford's excellent range of amenities, highly regarded schools, cafés, restaurants and scenic countryside walks, whilst also benefiting from excellent transport links via the nearby M65 motorway. An early viewing is highly recommended to fully appreciate all that this superb home has to offer.







## Lancashire

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### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### LIVING ROOM / DINING AREA 14'9" x 20'11" (4.52m x 6.40m)

A beautifully presented open plan living and dining space, offering generous proportions and an ideal layout for both everyday family living and entertaining. The living area enjoys plenty of natural light through dual aspect windows and features an attractive exposed timber beam together with a recessed fireplace incorporating a timber mantel, creating a warm focal point to the room. The dining area comfortably accommodates a family sized dining table and benefits from bespoke recessed display alcoves with feature lighting, whilst providing open access through to the kitchen. Finished with neutral décor and quality flooring throughout, this impressive reception space offers a bright, stylish and welcoming atmosphere.

#### KITCHEN 11'9" x 6'10" (3.59m x 2.09m)

A stylish and well-appointed kitchen fitted with a range of matching wall and base units, complemented by contrasting work surfaces and attractive patterned tiled splashbacks. Incorporating an inset sink with mixer tap, integrated electric oven with four-ring induction hob and extractor canopy over, together with space for further appliances. A window overlooks the rear yard, whilst a door provides direct access outside. The

kitchen also benefits from access to a useful ground floor WC, recessed spot lighting and modern flooring, creating a practical yet contemporary space ideal for everyday living.

#### GROUND FLOOR WC 2'2" x 3'8" (0.68m x 1.12m)

A useful addition to the ground floor accommodation, fitted with a low level WC and a wash hand basin. Finished with contemporary fittings, this practical space is ideally suited for everyday family living and visiting guests.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 9'7" x 11'10" (2.94m x 3.63m)

A well-proportioned double bedroom positioned to the front of the property, offering ample space for a double bed together with a range of freestanding bedroom furniture. A large window provides plenty of natural light, creating a bright and airy atmosphere, whilst the neutral décor and fitted carpeting enhance the room's welcoming feel. An excellent principal bedroom, ideal for comfortable everyday living.

#### BEDROOM TWO 8'11" x 8'7" (2.72m x 2.64m)

A well-proportioned second bedroom positioned to the rear of the property, offering versatile accommodation to suit a variety of purchasers. Currently utilised as a children's bedroom, the room comfortably accommodates bedroom furniture whilst a window overlooking the rear provides an abundance of natural light. Finished with neutral décor and fitted carpeting, this is an ideal child's bedroom, guest room or home office.

#### BATHROOM 4'10" x 8'11" (1.48m x 2.73m)

A modern three-piece bathroom suite comprising a panelled bath with glazed shower screen and shower over, pedestal wash hand basin and low level WC. The room is complemented by contemporary wall panelling, a frosted window providing natural light, extractor fan and modern flooring, creating a stylish and low-maintenance space ideal for everyday use.

### LOCATION

Situated in the heart of the ever-popular village of Barrowford, this delightful home enjoys a highly convenient position within comfortable walking distance of an excellent range of local amenities. The village offers an array of independent boutiques, cafés, restaurants, bars and everyday conveniences, together with well-regarded primary schools and picturesque countryside walks. Excellent transport links are also close at hand, with easy

access to the M65 motorway providing straightforward commuting to neighbouring towns and cities, making this an ideal location for a wide variety of purchasers.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/pasture-in-barrowford>

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## OUTSIDE

Occupying an attractive corner position, the property enjoys excellent kerb appeal with a forecourt frontage and traditional stone-built elevations. To the rear is a beautifully presented enclosed stone flagged yard, offering a private and low-maintenance outdoor space ideal for relaxing or entertaining. The yard also benefits from a useful external store together with gated access, making it both practical and secure.



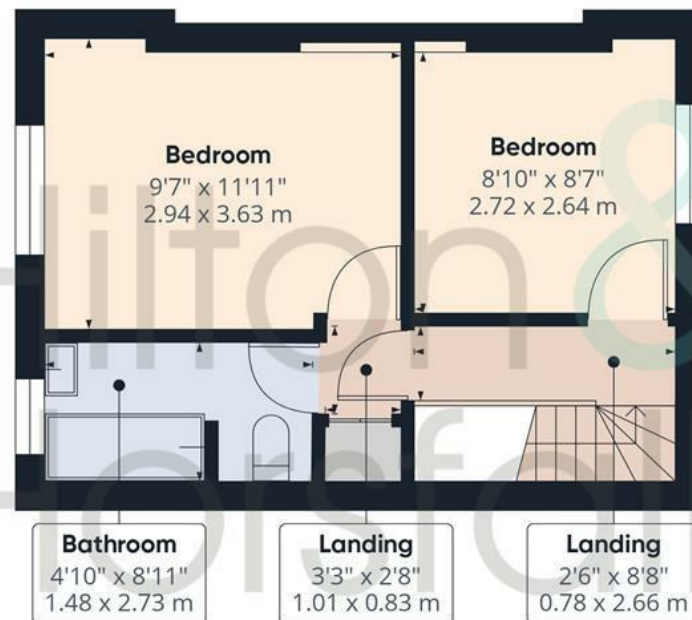


Ground Floor

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

686 ft<sup>2</sup>

63.7 m<sup>2</sup>



Floor 1

(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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