



Hilton &
Horsfall

BB9 8PB

Bolton Grove, Barrowford

Offers In The Region Of £119,950

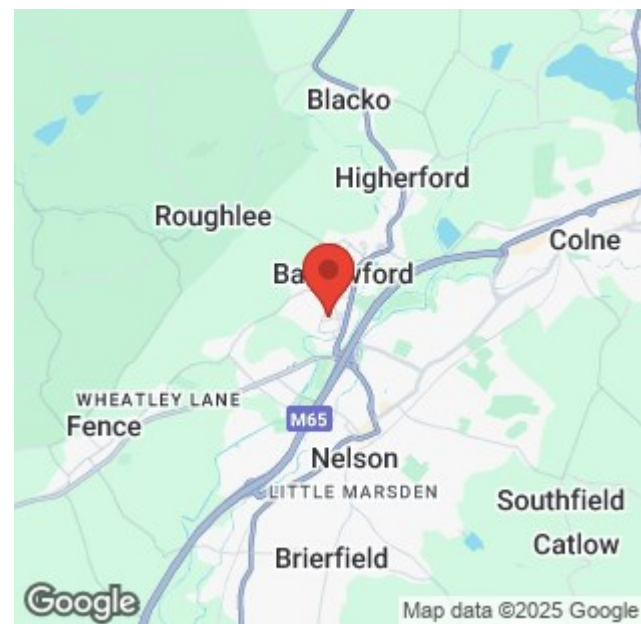
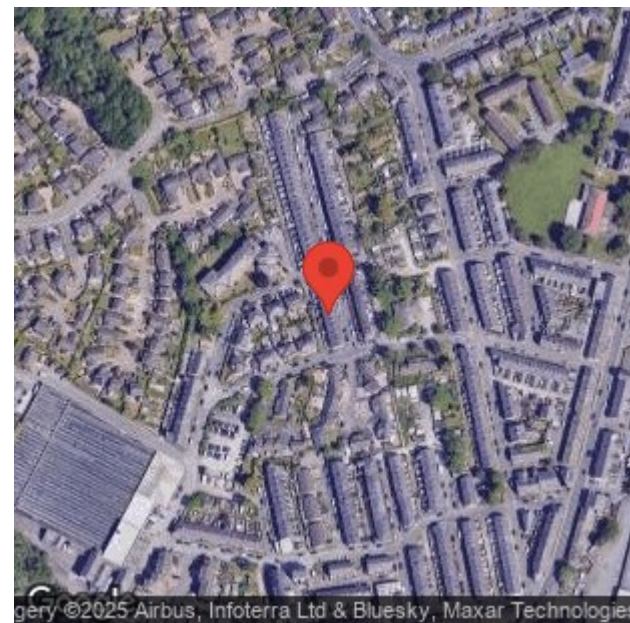
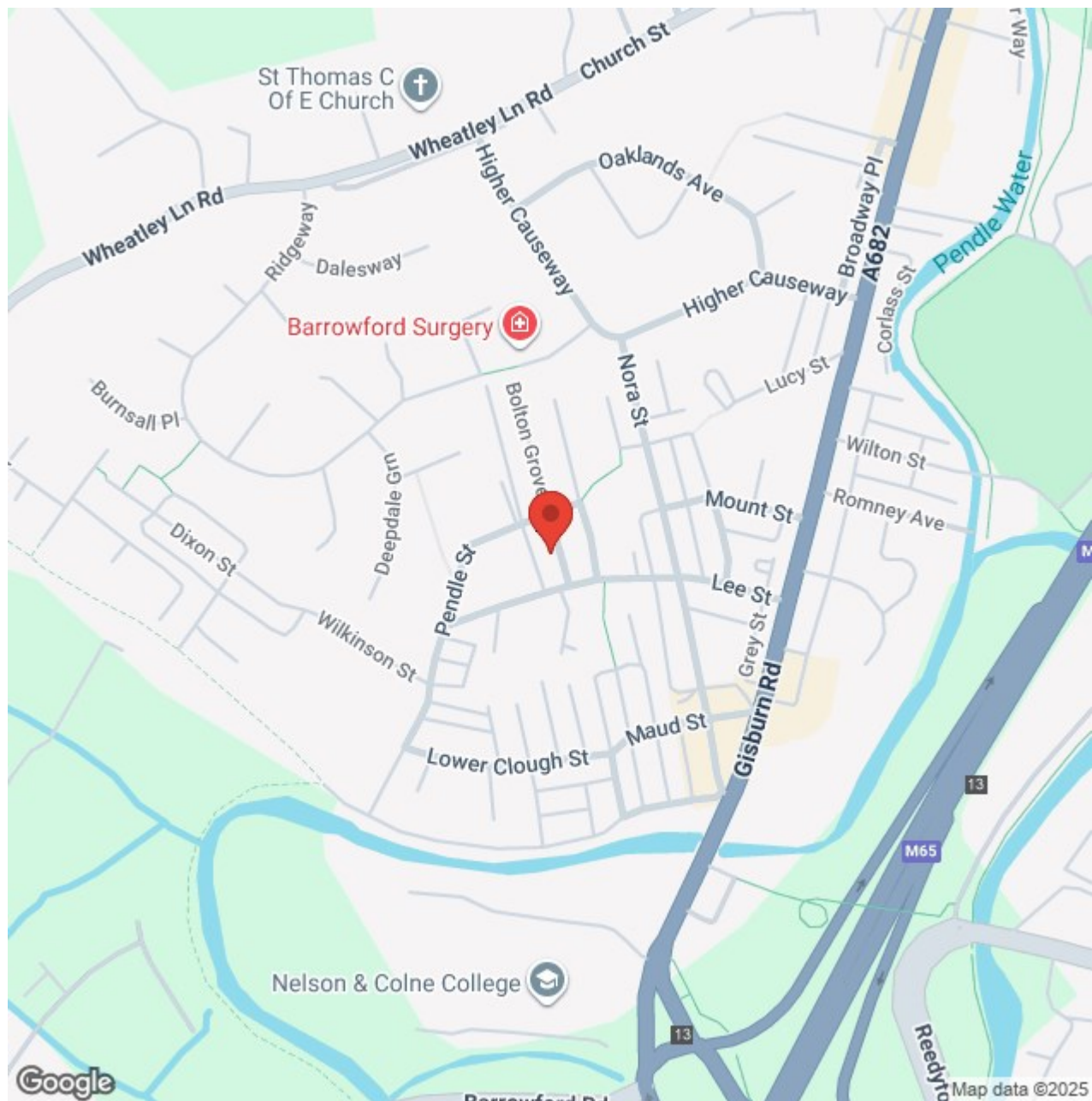
- Mid-terrace property
- Two reception rooms
- Two bedrooms
- Bathroom
- Rear yard
- No onward chain

A mid-terrace property located in the sought-after village of Barrowford, offering fantastic potential for those looking to modernise and create a home to their own taste.

The accommodation briefly comprises two spacious reception rooms, a fitted kitchen, two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a rear yard.

The property is being offered for sale with no onward chain and is in need of refurbishment, making it ideal for investors or first-time buyers looking for a project.







Lancashire

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GROUND FLOOR

SITTING ROOM 11'0" x 13'10" (3.36m x 4.24m)

Positioned to the front of the property, this reception room benefits from a front-facing window allowing natural light to flow in. The room also features a central fireplace and offers good potential for refurbishment to create a welcoming living space.

LIVING ROOM 13'1" x 13'9" (4.00m x 4.21m)

Located to the rear of the property, this second reception room includes a feature fireplace and a window overlooking the rear yard. The space provides access through to the kitchen and offers excellent scope for modernisation, making it a versatile living or dining area.

KITCHEN 12'10" x 7'3" (3.93m x 2.22m)

The kitchen is fitted with wall and base units, a stainless steel sink and drainer, and work surfaces. A window overlooks the rear, providing natural light. The space requires upgrading but offers good potential to create a modern and functional kitchen area.

FIRST FLOOR / LANDING

BEDROOM ONE 10'10" x 13'9" (3.31m x 4.20m)

Situated to the front of the property, this generous double bedroom benefits from a large window allowing natural light into the room. In need of refurbishment, it offers excellent scope to create a comfortable main bedroom.

BEDROOM TWO 13'1" x 8'9" (4.01m x 2.69m)

Located to the rear of the property, this second double bedroom has a window overlooking the yard. The room is well-proportioned and, with refurbishment, would make an excellent second bedroom or guest room.

BATHROOM 9'5" x 4'6" (2.88m x 1.39m)

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash basin and low-level WC. Positioned to the rear of the first floor, the space requires updating but provides the opportunity to design a modern family bathroom.

LOCATION

Situated in the highly sought-after village of Barrowford, this property is within walking distance of a range of local amenities including shops, cafés, restaurants, and reputable schools. The area is well served by public transport links and offers convenient access to the M65 motorway, providing excellent connectivity to Burnley, Colne, Preston and beyond. For those who enjoy the outdoors, nearby Pendle Hill and surrounding countryside offer plenty of opportunities for walking and leisure.

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

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OUTSIDE

To the rear of the property there is a small enclosed yard, providing low-maintenance outdoor space. On-street parking is available to the front.

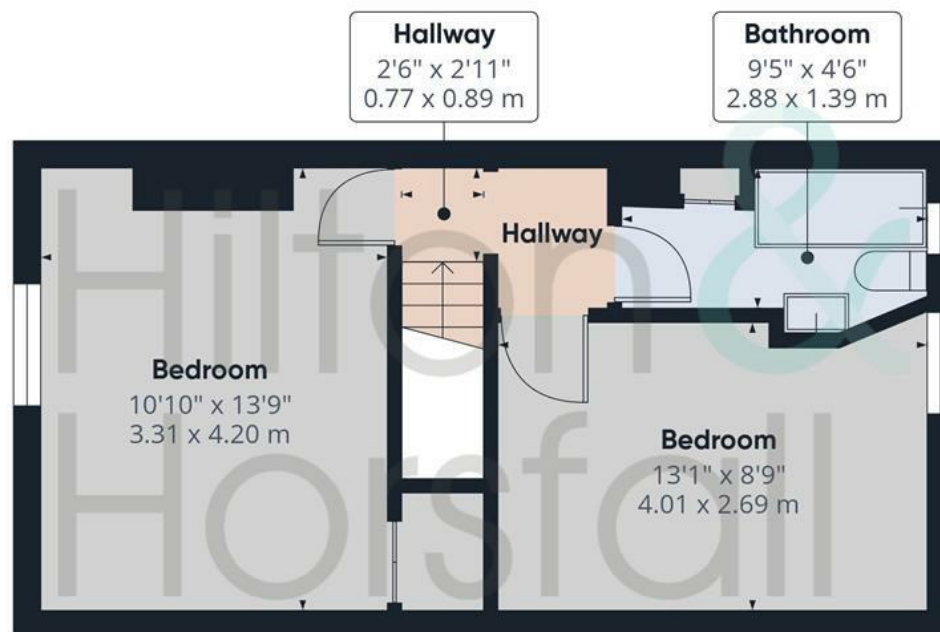




Approximate total area⁽¹⁾

783 ft²

72.7 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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