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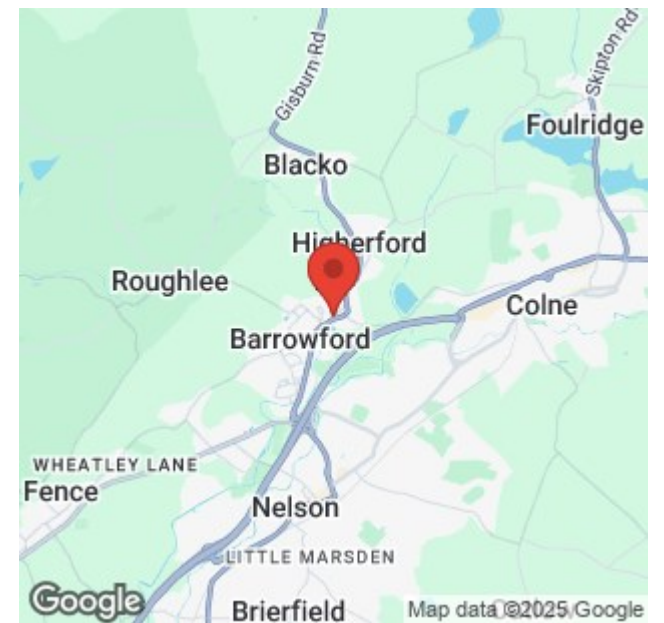
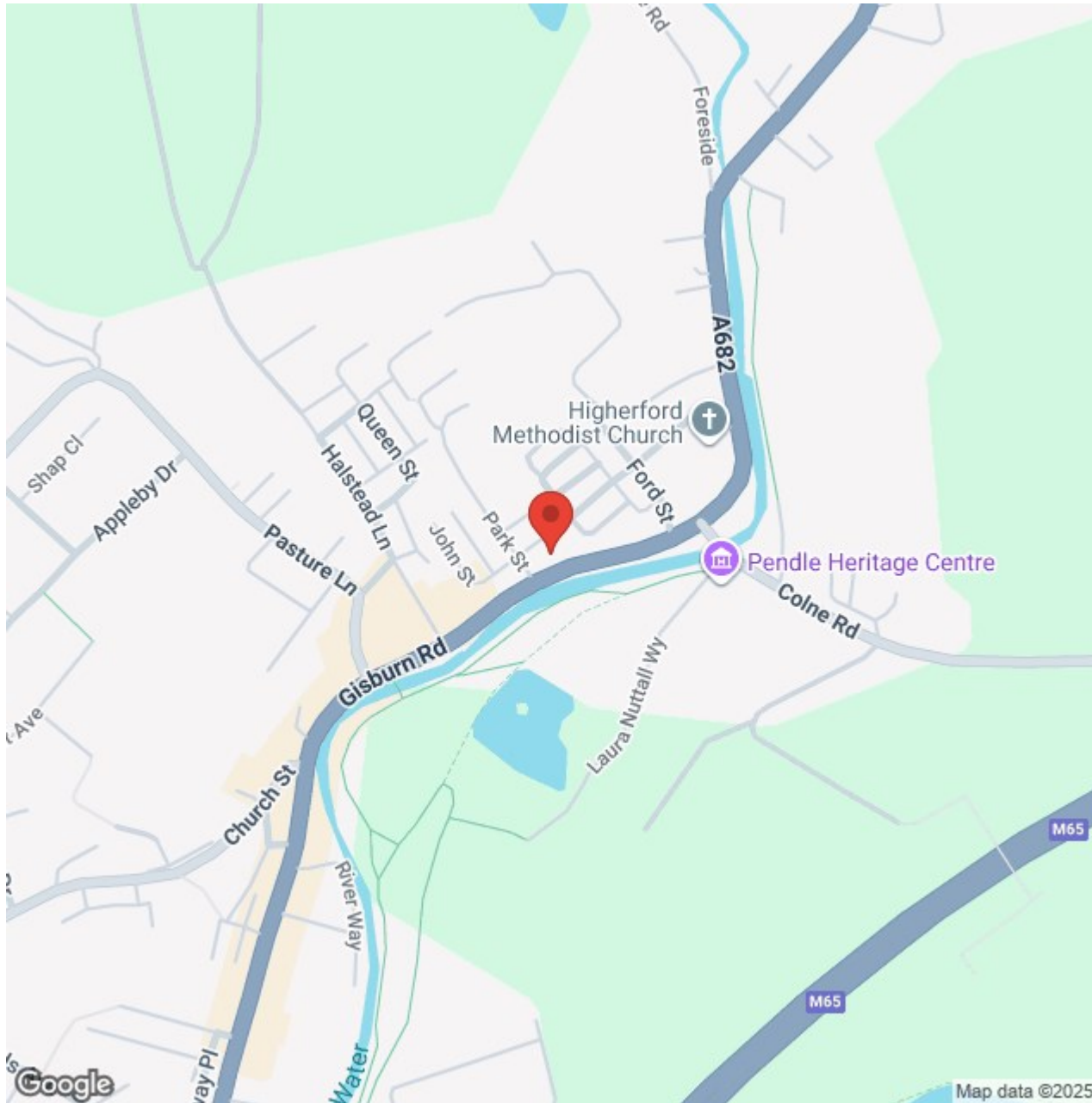
Brookbank, Barrowford

Offers In The Region Of £240,000

- Attractive bay-fronted mid-terrace • Elevated position with views over Barrowford Park • Two spacious reception rooms • Three well-proportioned bedrooms • Modern kitchen and family bathroom • Low-maintenance rear yard with outbuilding

We are delighted to bring to the market this beautifully presented bay-fronted mid-terrace property, positioned in an enviable spot directly opposite Barrowford Park. Offering an attractive blend of character and modern comforts, the home features two spacious reception rooms, a well-appointed kitchen, three generous bedrooms and a bright family bathroom. The elevated frontage enjoys a lovely open outlook across the park, creating a sense of space and tranquillity rarely found in such a central village location. Situated just a short stroll from the heart of Barrowford, the property provides easy access to a selection of popular cafés, bars, boutique shops, schools and scenic riverside walks. With a low-maintenance rear yard, useful outbuilding and excellent transport links close by, this is an ideal home for couples, families or anyone seeking a charming, well-located property within one of the area's most desirable villages.







Lancashire

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GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

SITTING ROOM 15'4" x 10'11" (4.69m x 3.33m)

A beautifully presented bay-fronted reception room located at the front of the property, elevated above the roadside and enjoying wonderful, uninterrupted views across Barrowford Park. This bright and airy space features a large walk-in bay window, elegant décor, high ceilings with detailed coving, and a feature fireplace creating a warm focal point. An inviting room ideal for relaxing or entertaining.

DINING / LIVING ROOM 13'5" x 14'5" (4.11m x 4.40m)

A spacious and versatile second reception room positioned to the rear of the property, offering an ideal space for family dining or an additional living area. The room features attractive wood-effect flooring, high ceilings with decorative coving, and a large window that provides pleasant natural light. With direct access to the kitchen, this is a practical and welcoming room perfectly suited for everyday living and entertaining.

KITCHEN 10'7" x 6'4" (3.23m x 1.95m)

A modern and well-appointed kitchen fitted with a range of sleek wall and base units, complementary work surfaces and tiled flooring. The space offers ample preparation and storage

areas, along with integrated appliances including an oven, hob and extractor. A large chrome vertical radiator adds a contemporary touch, while the window to the rear provides natural light and a pleasant outlook towards the courtyard.

FIRST FLOOR / LANDING

BEDROOM ONE 11'0" x 11'7" (3.36m x 3.55m)

A generous double bedroom located to the rear of the property, offering a calm and comfortable space with tasteful décor and a pleasant outlook. The room features a panelled feature wall, soft neutral carpeting, and space for a range of bedroom furniture. A bright window provides good natural light throughout the day.

BEDROOM TWO 12'11" x 8'3" (3.95m x 2.52m)

A bright and beautifully presented front-facing bedroom enjoying a lovely outlook across Barrowford Park. This spacious room benefits from modern décor, soft carpeting and plenty of natural light thanks to the large window. An ideal children's bedroom, guest space or home office.

BEDROOM THREE 12'10" x 5'10" (3.93m x 1.80m)

A well-proportioned single room positioned to the front of the property and enjoying views across Barrowford Park. The room benefits from neutral décor, soft carpeting and plenty of natural light. Ideal as a child's bedroom, home office or dressing room.

BATHROOM 10'4" x 6'6" (3.17m x 1.99m)

A generously sized and bright family bathroom comprising a panelled bath with shower over, pedestal wash basin and low-level WC. The room features part-tiled walls, modern flooring and a rear-facing frosted window allowing plenty of natural light while maintaining privacy. A clean and practical space ideal for family use.

LOCATION

Perfectly positioned directly opposite Barrowford Park, 3 Brookbank enjoys one of the village's most desirable settings, offering a lovely open outlook and immediate access to green space. Just a short walk from Barrowford's popular cafés, bars, boutique shops and everyday amenities, the property also sits close to well-regarded schools, riverside walks and convenient transport links, including easy access to the M65 motorway network.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/brookbank-barrowford>

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

To the front of the property is an attractive elevated frontage overlooking Barrowford Park, offering a pleasant open outlook and a lovely approach to the home. To the rear is a low-maintenance enclosed yard, providing a private outdoor space ideal for seating or storage, along with a useful outbuilding.



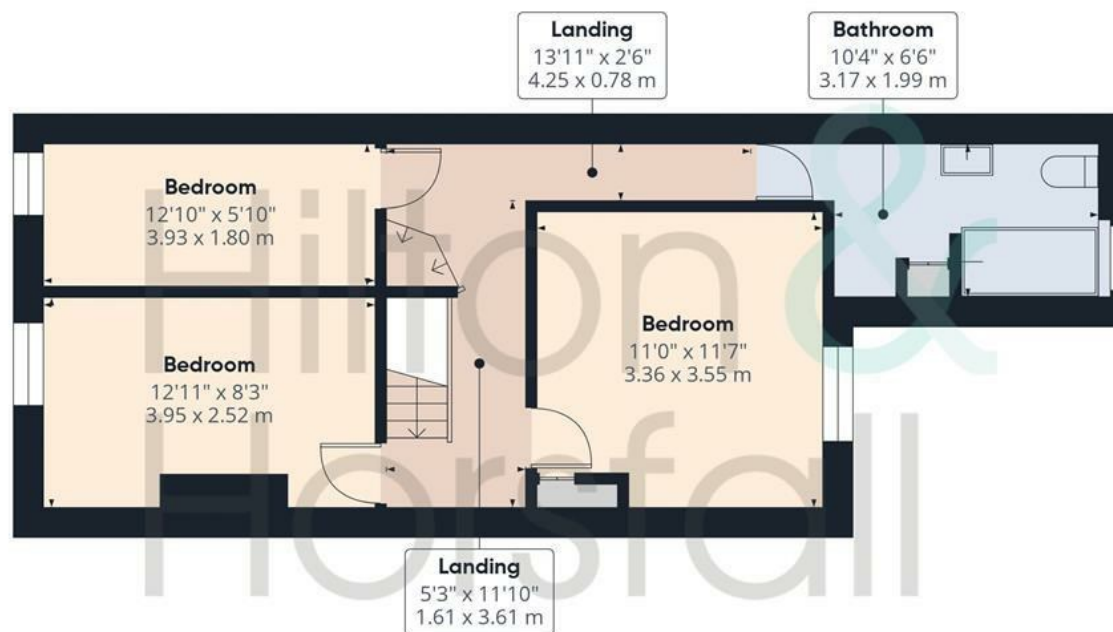


Ground Floor

Approximate total area⁽¹⁾

999 ft²

92.9 m²



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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