



Hilton &
Horsfall

BB9 6LT

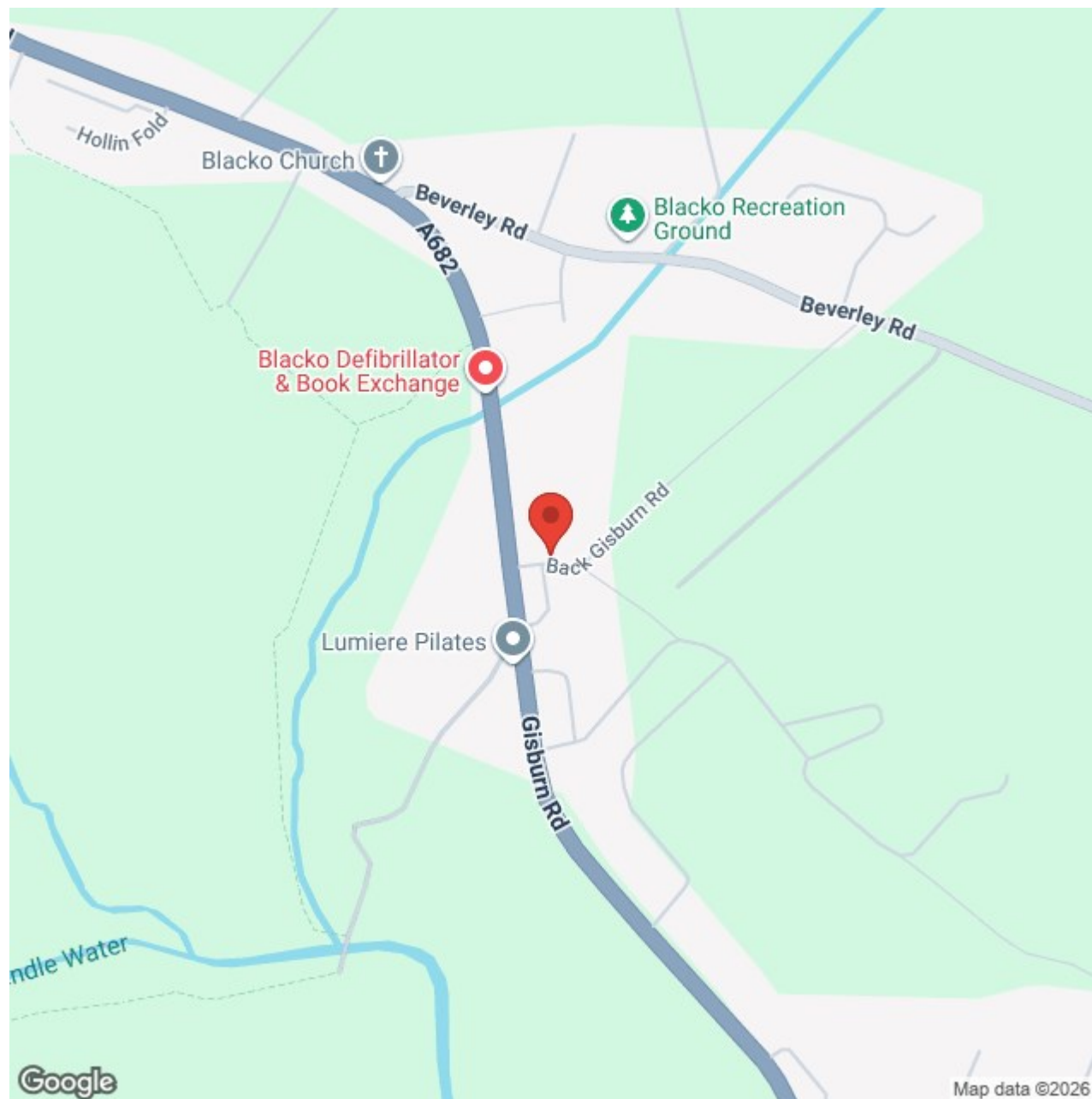
Back Gisburn Road, Blacko

Offers In The Region Of £125,950

- Charming one bedroom back-to-back cottage
- Located in the sought after village of Blacko
- Open plan living room with access to fitted kitchen
- Generous double bedroom with built in storage
- Decked outdoor seating area and useful outhouse
- No chain delay

A charming one bedroom back-to-back cottage located in the highly sought after village of Blacko, offering a peaceful semi-rural setting while remaining conveniently positioned for access to nearby amenities and transport links. This well proportioned home briefly comprises an open plan living room with access through to the fitted kitchen, which benefits from useful under stairs storage. To the first floor there is a generous double bedroom with built in storage and a three piece bathroom suite. Externally the property enjoys a pleasant decked seating area, perfect for outdoor sitting and relaxing, along with a useful outhouse providing additional storage. Situated within easy reach of Barrowford, Colne and the M65 motorway network, as well as beautiful surrounding countryside and walks nearby, this property would make an ideal purchase for a first time buyer, downsizer or investor.







Lancashire

A charming one bedroom back-to-back cottage located in the highly sought after village of Blacko, offering a peaceful semi-rural setting while remaining conveniently positioned for access to nearby amenities and transport links. This well proportioned home briefly comprises an open plan living room with access through to the fitted kitchen, which benefits from useful under stairs storage. To the first floor there is a generous double bedroom with built in storage and a three piece bathroom suite. Externally the property enjoys a pleasant decked seating area, perfect for outdoor sitting and relaxing, along with a useful outhouse providing additional storage. Situated within easy reach of Barrowford, Colne and the M65 motorway network, as well as beautiful surrounding countryside and walks nearby, this property would make an ideal purchase for a first time buyer, downsizer or investor.

GROUND FLOOR

LIVING ROOM 13'1" x 19'4" (3.99m x 5.91m)

A spacious and well-presented living room having wood effect flooring, central ceiling light point, radiator and a large UPVC double glazed window allowing in an abundance of natural light. The room features a decorative fireplace with stone surround creating a cosy focal point and offers ample space for comfortable seating and dining furniture. Open plan access leads through to the kitchen area and there is also a staircase providing access to the first floor.

KITCHEN

A fitted kitchen with a range of matching wall and base units, contrasting work surfaces and tiled splashbacks. Incorporating a stainless steel sink and drainer unit beneath a UPVC double glazed window, integrated oven with four ring gas hob and space for additional appliances. The kitchen is open plan to the living area and benefits from a useful under stairs storage cupboard, offering practical additional storage.

FIRST FLOOR / LANDING

A bright first floor landing with fitted carpet, ceiling light point and decorative chandelier. Providing access to the bedroom and bathroom along with the staircase leading down to the ground floor. The landing also benefits from a balustrade overlooking the staircase and a useful storage cupboard.

BEDROOM 13'3" x 9'5" (4.04m x 2.88m)

A well proportioned double bedroom with fitted carpet, central ceiling light point and a UPVC double glazed window allowing in plenty of natural light while enjoying pleasant outlooks towards the surrounding countryside. The room benefits from built in storage cupboards providing useful wardrobe and storage space.

BATHROOM 7'1" x 6'6" (2.16m x 1.99m)

A three piece bathroom suite comprising of a panelled bath with shower over, pedestal wash basin and low level WC. The room benefits from tiled splashbacks, radiator, ceiling light point and a UPVC double glazed frosted window allowing for natural light while maintaining privacy.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/back-gisburn-road-blacko>

LOCATION

Situated in the sought-after village of Blacko, this charming cottage enjoys a pleasant setting within a popular residential area. The village offers a peaceful semi-rural lifestyle while still being conveniently positioned for access to nearby towns including Barrowford, Colne and Nelson where a wider range of amenities, shops, restaurants and supermarkets can be found. Excellent transport links are close by with easy access to the M65 motorway network, making commuting to Burnley, Preston and Manchester straightforward. The surrounding countryside and nearby Pendle Hill also provide beautiful walking routes and outdoor leisure opportunities right on the doorstep.

PUBLISHING

You may download, store and use the material for your own

personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

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. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.



Hilton &
Horsfall

BB9 6LT

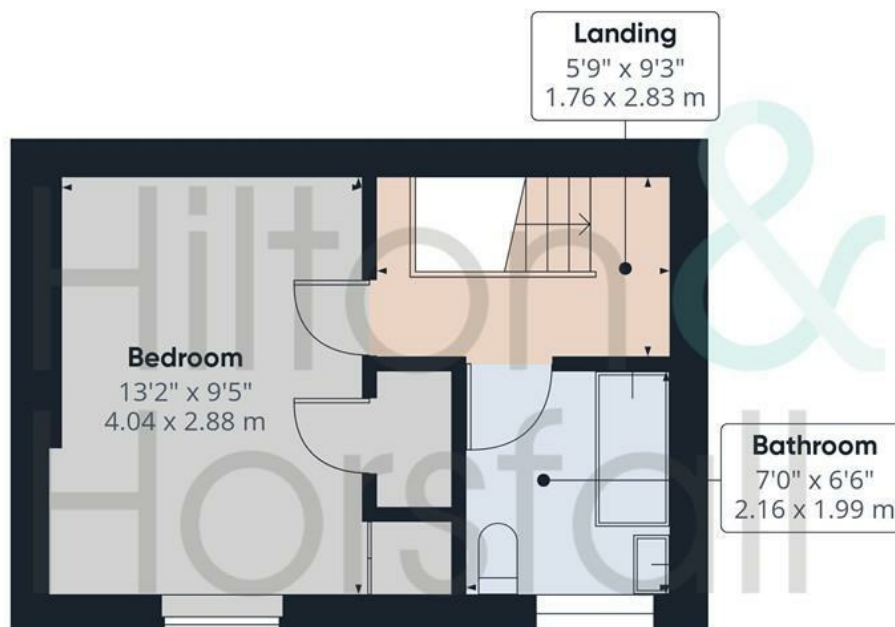
OUTSIDE

Externally the property benefits from a pleasant decked seating area, providing an ideal space for outdoor sitting and relaxing. The property also enjoys the advantage of a useful outhouse, perfect for additional storage. The cottage is tucked away in a quiet position just off Gisburn Road, giving it a charming and private feel while still being conveniently located for village amenities and nearby countryside walks.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

498 ft²

46.2 m²

Reduced headroom

11 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024