





Hilton &  
Horsfall

BB9 8PQ

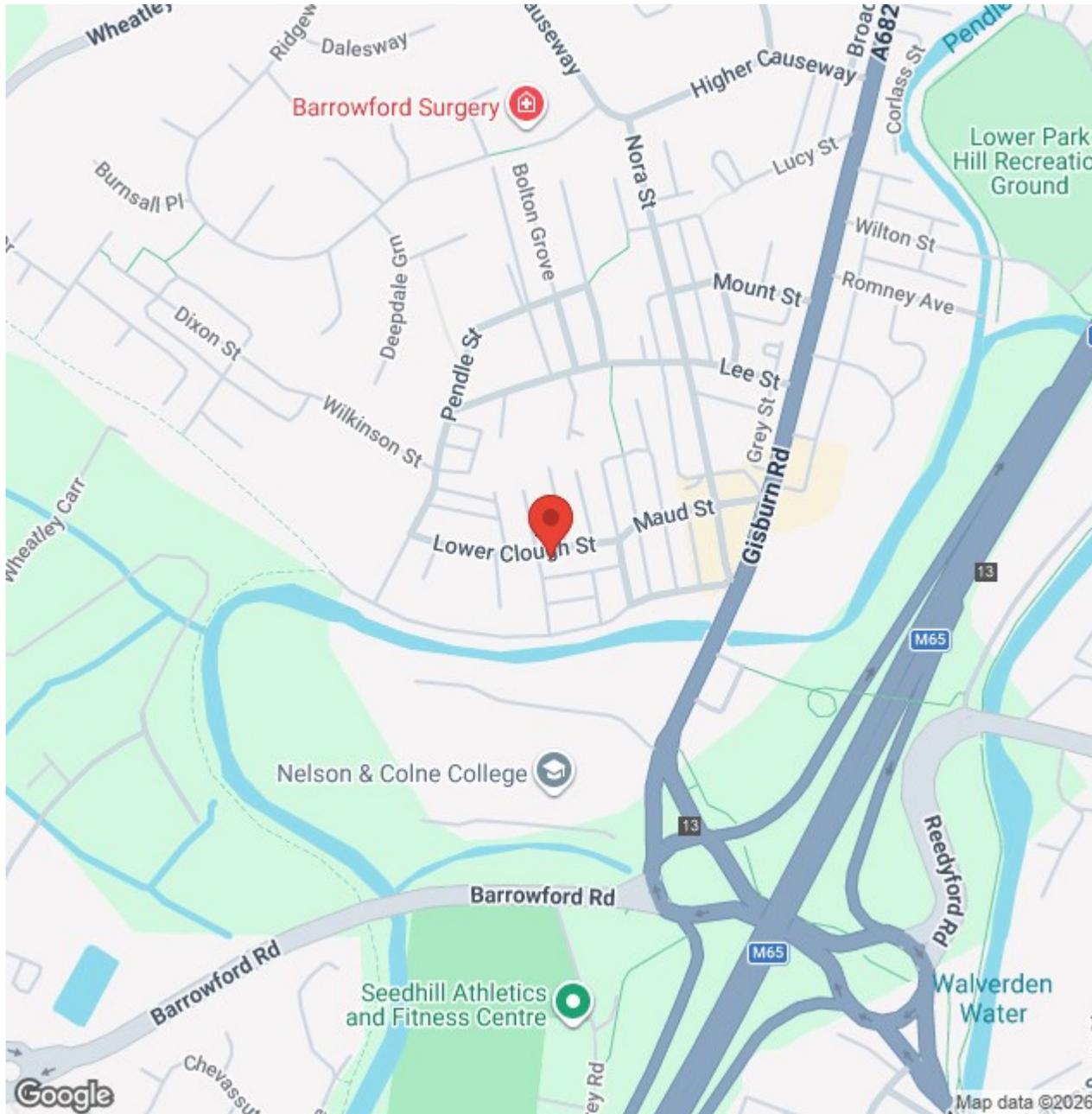
## Lower Clough Street, Barrowford

£195,000

- Three-bedroom modern end property
- Large enclosed side garden
- Private rear yard with seating area
- Spacious dining kitchen with French doors
- Allocated parking for 2 cars with EV charging point
- Sought-after Barrowford location near amenities

This modern three-bedroom end property offers well-presented accommodation throughout and stands out from the neighbouring homes thanks to its generous plot, including a large enclosed side garden and a private rear yard. The ground floor features a bright front-facing living room, a spacious dining kitchen with French doors leading outside, a welcoming entrance hallway and a useful ground floor WC. The home is decorated in neutral tones and benefits from modern fixtures and fittings. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property boasts a substantial lawned garden to the side, ideal for families, along with a low-maintenance rear seating area and secure gated access. Two private parking spaces with a fitted electric vehicle charging point further enhances the practicality of this attractive home, situated close to Barrowford village amenities, schools and travel links.







## Lancashire

This modern three-bedroom end property offers well-presented accommodation throughout and stands out from the neighbouring homes thanks to its generous plot, including a large enclosed side garden and a private rear yard. The ground floor features a bright front-facing living room, a spacious dining kitchen with French doors leading outside, a welcoming entrance hallway and a useful ground floor WC. The home is decorated in neutral tones and benefits from modern fixtures and fittings. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property boasts a substantial lawned garden to the side, ideal for families, along with a low-maintenance rear seating area and secure gated access. Two private parking spaces with a fitted electric vehicle charging point further enhances the practicality of this attractive home, situated close to Barrowford village amenities, schools and travel links.

### GROUND FLOOR

#### ENTRANCE HALLWAY

A bright and welcoming hallway with light décor and wood-effect flooring, providing access to the living room, dining kitchen and ground-floor WC. The hallway includes a central heating radiator, staircase to the first floor and useful under-stair storage.

#### LIVING ROOM 11'2" x 12'9" (3.41m x 3.91m)

A bright and welcoming front-facing reception room featuring a large window, modern décor and light wood-effect flooring. The space offers room for a range of furnishings and includes a central heating radiator and access to the inner hallway.

#### DINING KITCHEN 17'7" x 9'1" (5.36m x 2.78m)

A spacious and modern dining kitchen positioned to the rear, fitted with contemporary units, integrated oven and hob, and space for appliances. There is ample room for a family dining table, complemented by bright décor and light flooring. French doors open onto the enclosed rear yard, allowing plenty of natural light and easy access to the outdoor seating area.

#### GROUND FLOOR WC 2'9" x 5'4" (0.86m x 1.63m)

A useful ground floor cloakroom fitted with a low-level WC and wash basin, finished with neutral décor and a central heating radiator.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 9'6" x 11'6" (2.90m x 3.52m)

A spacious double bedroom positioned to the rear of the property, featuring neutral décor, a rear-facing window and a central heating radiator. The room offers ample space for wardrobes and additional bedroom furniture.

#### BEDROOM TWO 9'7" x 10'5" (2.93m x 3.19m)

A good-sized second bedroom located to the front of the property, featuring neutral décor, a front-facing window and a central heating radiator. The room comfortably accommodates a bed and additional furniture.

#### BEDROOM THREE 7'9" x 8'0" (2.38m x 2.44m)

A single bedroom situated to the rear, ideal as a child's room, nursery or home office. Features a rear-facing window, neutral décor and a central heating radiator.

#### BATHROOM 7'7" x 5'8" (2.33m x 1.75m)

A modern family bathroom located to the front, fitted with a white three-piece suite including a P-shaped bath with overhead shower and glass screen, pedestal wash basin and low-level WC. Finished with contemporary tiling, recessed spotlights and a frosted window for privacy.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/lower-clough-street-bford>

### LOCATION

Ideally positioned within walking distance of Barrowford village, the property benefits from easy access to a range of local amenities including shops, cafés, restaurants, parks and sought-after schools. The area offers excellent commuter links with convenient access to the M65 motorway network, as well as nearby bus routes and scenic countryside walks. A popular and well-connected location suited to families, professionals and those looking for a modern home close to village facilities.

### 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](http://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.



Hilton &  
Horsfall

BB9 8PQ

## OUTSIDE

Externally, the property enjoys a generous enclosed lawned garden to the side — a standout feature unique to this particular plot — offering excellent outdoor space for families, children and pets, alongside significant potential for a side extension. To the rear is a private, low-maintenance yard with a paved seating area and gated access. The property also benefits from a private driveway with space for two cars, complete with a fitted electric vehicle charging point.





Ground Floor



Floor 1



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

715 ft<sup>2</sup>  
66.4 m<sup>2</sup>

(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.



Hilton &  
Horsfall



Hilton &  
Horsfall



# Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. 01282 560024