



Hilton &
Horsfall

BB9 6HY

Bankhouse Street, Barrowford

Offers In The Region Of £164,950

- Two bedroom mid-terrace home
- Modern breakfast kitchen
- Spacious living room
- Contemporary three-piece bathroom
- Enclosed rear yard with storage sheds
- Vacant possession with no onward chain

This two bedroom mid-terrace home is offered to the market with no onward chain and is ready for immediate occupation. Recently updated, the property features a bright living room to the front, a stylish breakfast kitchen to the rear, two bedrooms, and a modern three-piece bathroom. Neutral décor and contemporary finishes throughout make this an ideal home for first time buyers, downsizers, or buy-to-let investors.

Externally, the property benefits from a private enclosed yard with useful outbuildings and storage sheds. Situated in the sought-after village of Barrowford, the house enjoys easy access to local amenities, schools, transport links, and beautiful countryside walks, combining convenience with a desirable setting.







Lancashire

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GROUND FLOOR

LIVING ROOM 13'1" x 13'9" (4.00m x 4.20m)

Situated at the front of the property, this bright and airy reception room offers a welcoming first impression. A large window floods the space with natural light, while the neutral décor and modern flooring provide a stylish blank canvas ready for a buyer to personalise. There is a central heating radiator, ceiling coving, and wiring in place for wall-mounted media, making it both practical and inviting.

BREAKFAST KITCHEN 13'3" x 9'11" (4.05m x 3.04m)

Positioned at the rear of the property, this contemporary kitchen has been finished to a high standard with sleek matt units, contrasting work surfaces and a matching breakfast bar for casual dining. Integrated appliances include an oven with gas hob and extractor hood, along with space and plumbing for a washing machine. The room is naturally bright with a window overlooking the yard and a door giving direct access outside. Spotlights and modern flooring complete the stylish, functional space.

FIRST FLOOR / LANDING

The landing provides access to both bedrooms and the house bathroom. Finished in neutral tones with decorative wall panelling, it creates a bright and welcoming transition between rooms.

BEDROOM ONE 13'2" x 13'10" (4.02m x 4.23m)

A generous double room positioned at the front of the property, complete with a large window that allows for plenty of natural daylight. Finished in neutral tones with fitted carpeting and a central heating radiator, this bedroom offers a calm and comfortable retreat. The space is well proportioned, making it ideal as a main bedroom with room for freestanding furniture.

BEDROOM TWO 7'10" x 10'0" (2.41m x 3.05m)

Located to the rear of the property, this single bedroom is presented in neutral tones with fitted carpet and a central heating radiator. A good-sized second bedroom, it works well as a child's room, home office, or guest space. A window overlooks the rear aspect, ensuring natural light throughout the day.

BATHROOM 5'0" x 7'2" (1.53m x 2.19m)

Positioned at the rear, the bathroom is fitted with a modern three-piece suite in white comprising a panelled bath with overhead shower and glass screen, a wash hand basin with vanity storage, and a low-level WC. The space is finished with contemporary wall tiling, contrasting flooring, and a frosted window providing both light and privacy.

360 DEGREE VIRTUAL TOUR

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

LOCATION

Barrowford is a highly regarded and sought-after village, offering an excellent range of local shops, boutiques, cafés, bars and restaurants. The village is well served by primary schools and lies within the catchment for acclaimed secondary schools. For commuters, there is convenient access to the M65 motorway, as well as nearby railway stations in Nelson and Colne providing links across East Lancashire and beyond. The surrounding area is also renowned for its beautiful countryside, with scenic walks along the Leeds & Liverpool Canal, Pendle Hill, and nearby villages such as Fence, Higham and Roughlee. Barrowford perfectly balances a vibrant village atmosphere with the peace of semi-rural living, making it a desirable location for a wide range of buyers.

PUBLISHING

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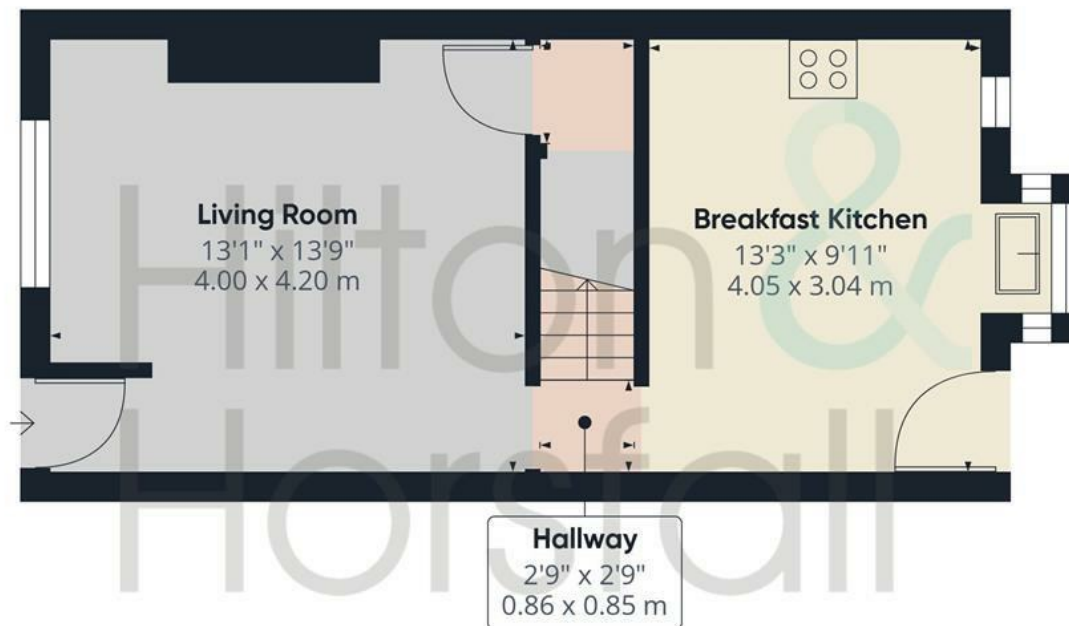
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OUTSIDE

To the rear of the property is a private enclosed yard, paved for low maintenance and complete with useful outbuildings and storage sheds. A gated access leads out to the back street, and the area provides space for bins and additional storage.

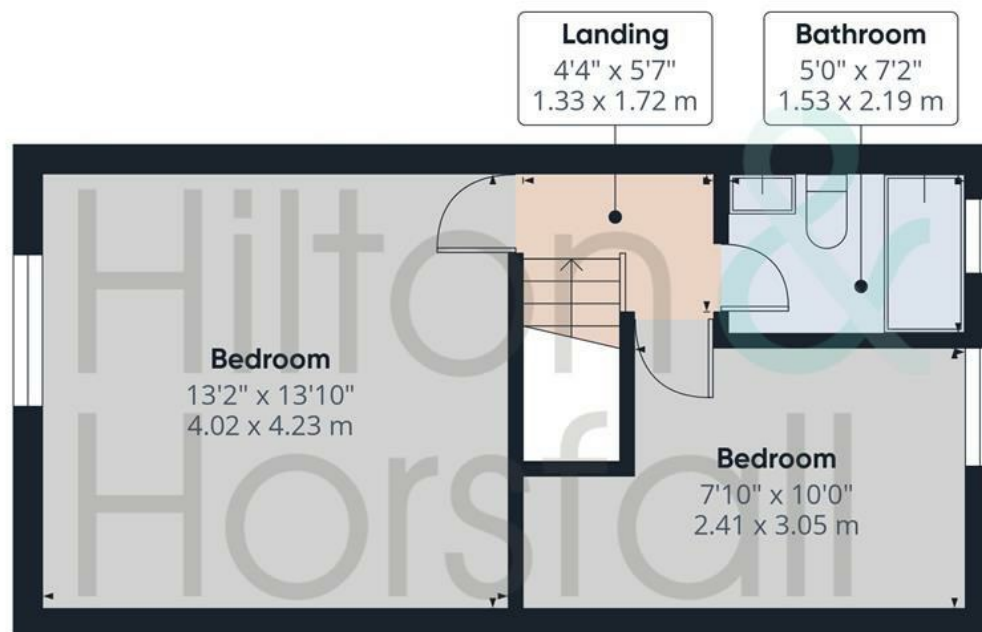


Ground Floor

Approximate total area⁽¹⁾

688 ft²

63.8 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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