







Hilton &  
Horsfall



BB9 6HD

## East Bank, Barrowford

### Offers In The Region Of £180,000

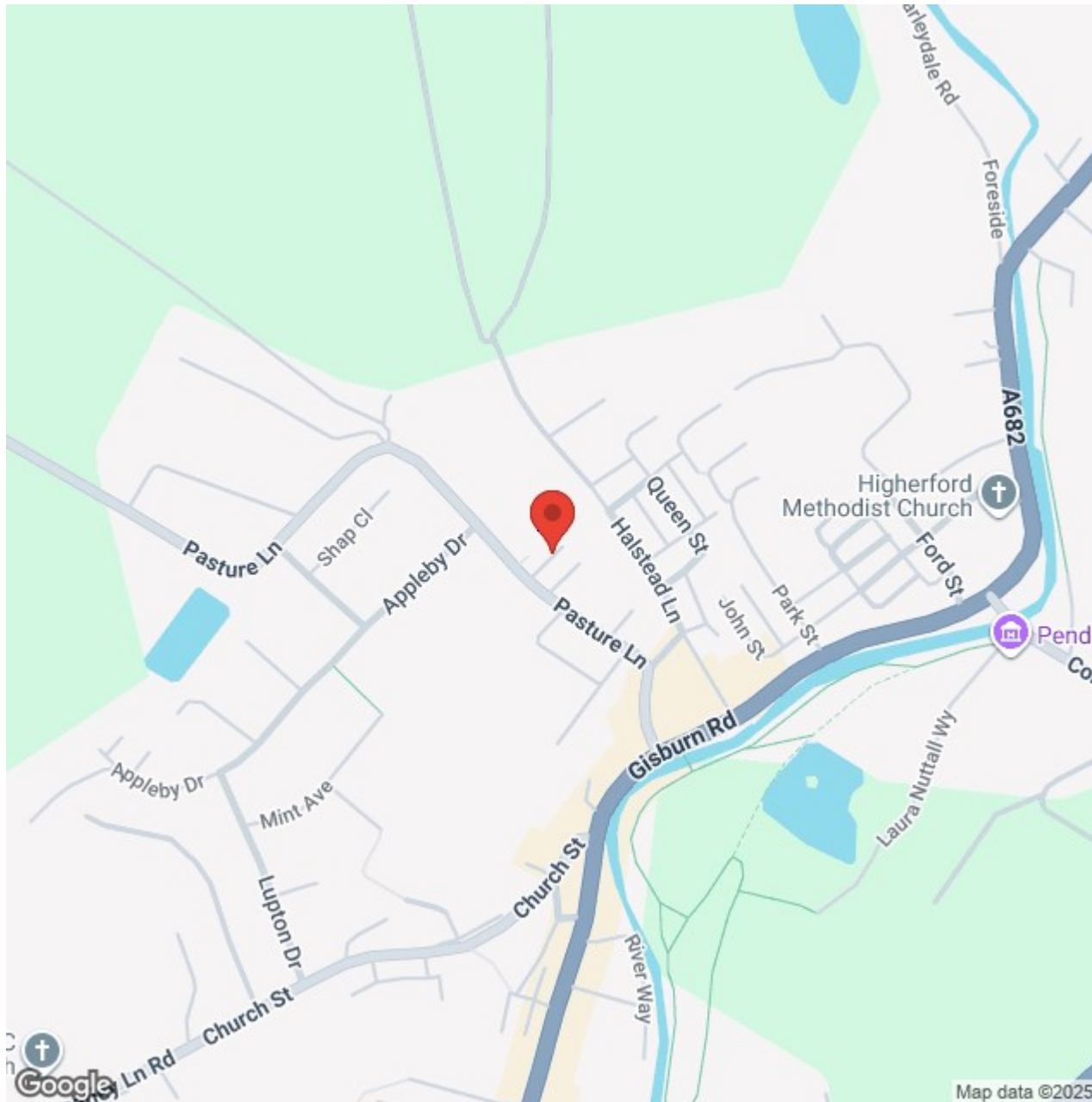
- Mid Terrace • Two Bedrooms Plus Attic Room • Cellar • Village Location • Large Rear Garden

Tucked away in a quiet and sought-after area of Barrowford, this charming stone-built cottage offers a wonderful blend of character and practicality. The property features a cosy living room and a cottage-style kitchen with access to a useful cellar, ideal for storage or additional utility space. Upstairs, there are two spacious double bedrooms and a contemporary three-piece bathroom, beautifully finished with modern fittings. A converted attic room provides additional storage or potential for occasional use.

To the rear, you'll find a generous lawned garden bordered by mature trees, shrubs, and flowerbeds, with a flagged patio area—a peaceful and private outdoor space rarely found in this location. With its inviting interior, hidden garden and convenient setting close to Barrowford's amenities, this is a property not to be missed.













## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### LIVING ROOM 10'11" x 13'0" (3.35m x 3.97m )

A cosy living room with space for settees, feature fireplace with gas fire, 1x central heating radiator, smoke detector and uPVC double glazed panelled window and door to the front elevation.

#### KITCHEN 15'5" x 10'2" (4.72m x 3.10m )

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, inset sink with chrome mixer tap, integrated Hotpoint double oven / grill, 4 ring induction hob with chrome extractor hood above, space for a freestanding fridge / freezer, plumbing for a washing machine, wall feature fireplace with stone brick surround and log burner effect stove set within, space for table and chairs, 1x central heating radiator, smoke detector, Baxi boiler, door leading down to cellar, uPVC double glazed panelled window and door to the rear elevation.

### LOWER GROUND FLOOR

On the lower ground floor there is:

#### CELLAR 14'7" x 4'11" (4.46m x 1.51m )

With full lighting, ample space for storage and uPVC double glazed window to the front elevation.

### FIRST FLOOR / LANDING

On the first floor / landing there is 1x wall light and smoke detector.

#### BEDROOM ONE 10'10" x 10'4" (3.32m x 3.16m )

A bedroom of double proportions with integrated wardrobes, additional space for drawers, 1x central heating radiator, uPVC double glazed panelled window to the front elevation and staircase leading to the second floor / landing.

#### BEDROOM TWO 9'4" x 9'11" (2.86m x 3.04m )

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed panelled window to the rear elevation.

### BATHROOM

A contemporary three piece bathroom suite comprising of: panelled bathtub with chrome mixer tap and shower over, push button w.c, sink in vanity unit with chrome mixer tap, tiled splash back, 1x central heating radiator, storage cupboard with 1x central heating radiator within, recessed LED spotlights and uPVC double glazed panelled window to the rear elevation.

### SECOND FLOOR / LANDING

On the second floor / landing you will find:

#### ATTIC ROOM 10'10" x 10'8" (3.32m x 3.26m )

Having ample space for storage and 1x velux window to the rear elevation.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/east-bank-bford>

### PROPERTY DETAILS

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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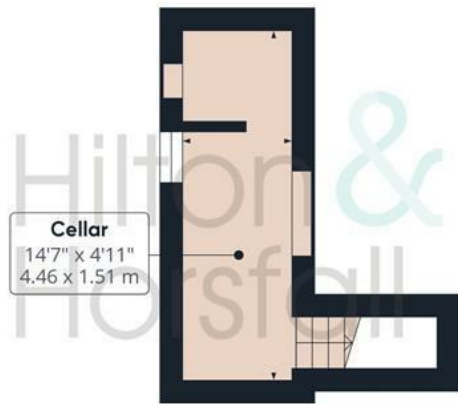


## OUTSIDE

The garden at East Bank is a true hidden gem—spacious, private, and beautifully established. A

well-maintained lawn is surrounded by mature trees, shrubs, and vibrant flowerbeds, creating a peaceful and green retreat. There's also a flagged patio area, perfect for garden furniture and outdoor dining in the warmer months. Tucked away from view, this charming outdoor space offers a rare sense of tranquillity





Floor -1



Ground Floor



Floor 1



Floor 2

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

846.14 ft<sup>2</sup>

78.61 m<sup>2</sup>

Reduced headroom

41.09 ft<sup>2</sup>

3.82 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





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