Hilton & Horsfall


BARROWFORD MOT
Hilton & Horsfall
FOR SALE
Hilton & Horsfall

BB9 8PQ

Lower Clough Street, Barrowford
Offers In The Region Of £190,000

• Three-bedroom end-terraced home • Off-road parking for one vehicle • Substantial side store room with power and lighting • Spacious dining kitchen with direct outside access • Ground-floor WC • Three well-proportioned first-floor bedrooms • Enclosed paved rear outdoor area

An attractive three-bedroom end-terraced home occupying a convenient position in Barrowford and offering well-proportioned accommodation across two floors. A particular advantage of the property is the off-road parking for one vehicle together with a substantial side store room, providing excellent additional storage and benefiting from power and lighting. Internally, the ground floor opens into a useful entrance hallway with access to a WC, followed by a comfortable living room enjoying good natural light from the front-facing window. To the rear is a spacious dining kitchen fitted with a range of wood-effect units, contrasting work surfaces, integrated oven and gas hob, with generous space for a dining table and glazed double doors opening directly outside. The first floor provides three bedrooms and a well-presented bathroom fitted with a white three-piece suite including a bath with shower over. Externally, the property has an attractive frontage, dedicated off-road parking to the side and an enclosed paved rear outdoor area with gated access. Combining three-bedroom accommodation with parking and unusually useful additional storage, this appealing home is well suited to a variety of purchasers seeking a property in Barrowford.

Hilton & Horsfall

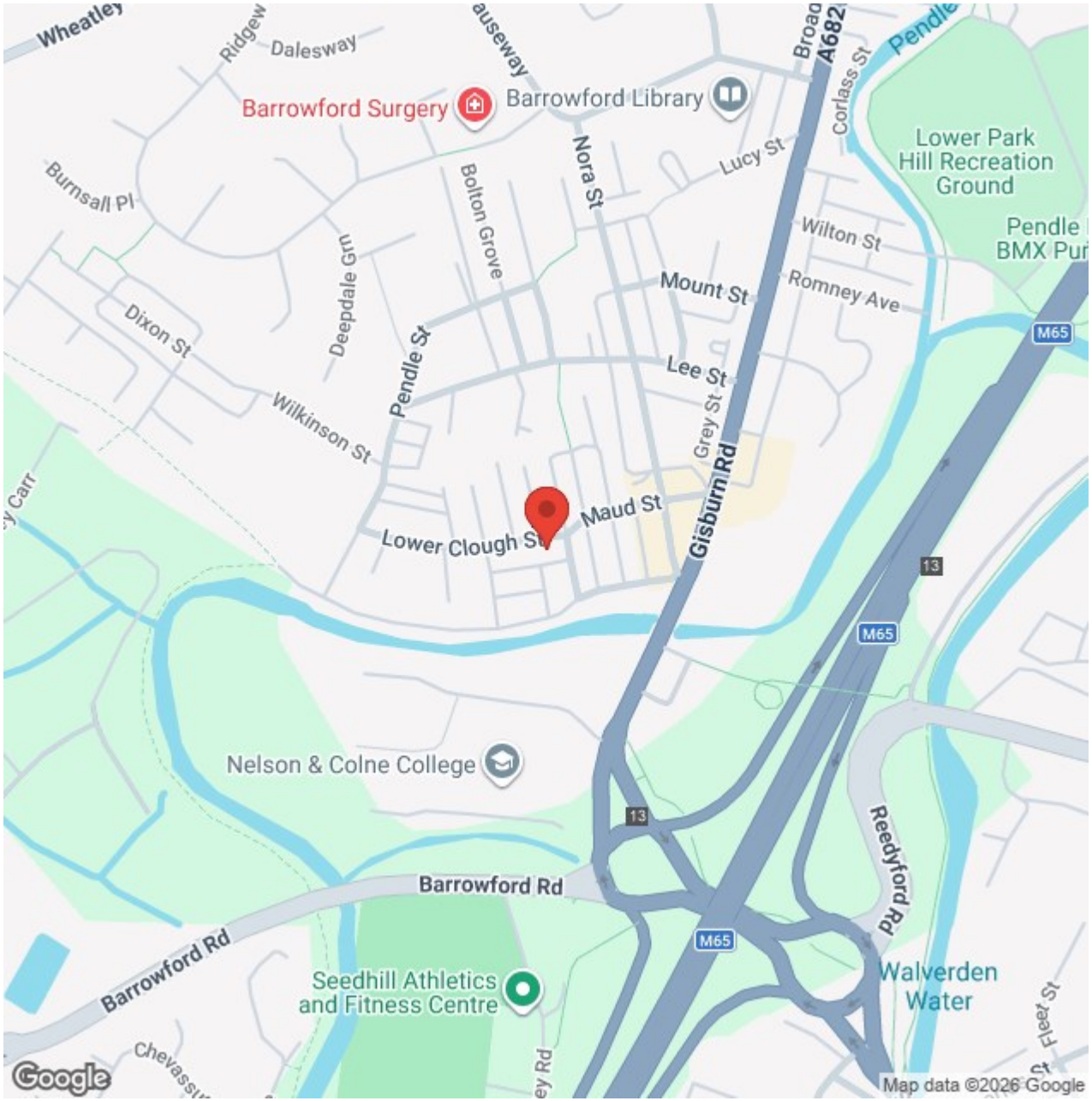
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


Hilton &
Horsfall


Hilton &
Horsfall

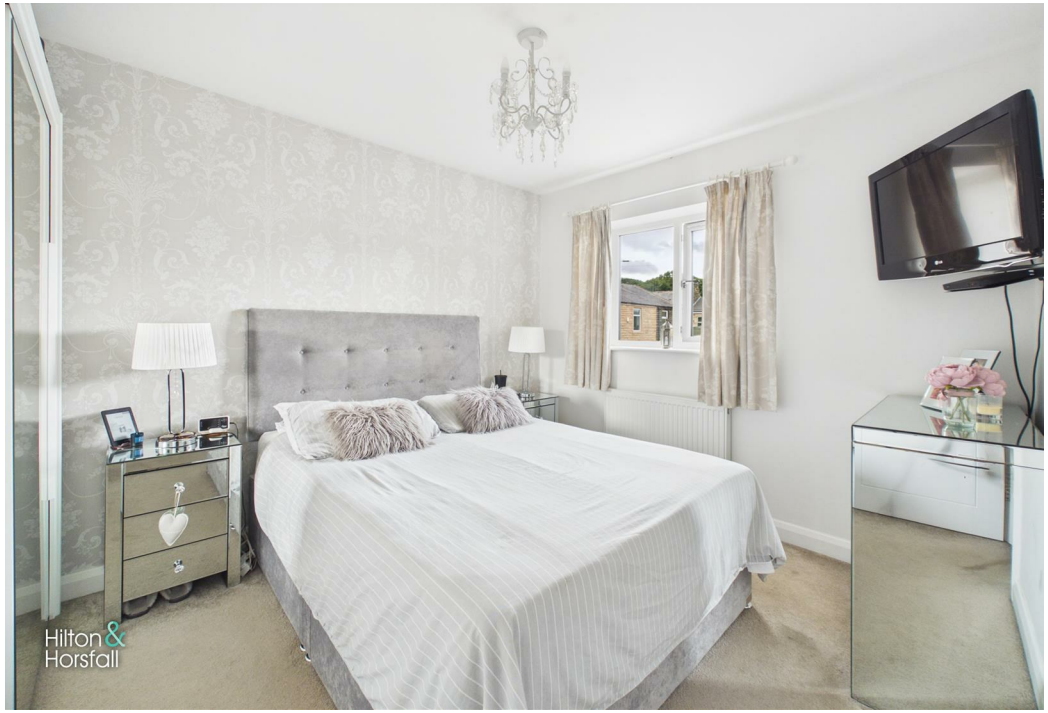

Hilton &
Horsfall


Hilton &
Horsfall


Wheatley
Ridgew
Dalesway
auseway
Barrowford Surgery
Barrowford Library
Broad
A682
Corlass St
Pendle
Lower Park
Hill Recreation
Ground
Pendle
BMX Pur
Burnsall Pl
Bolton Grove
Nora St
Lucy St
Wilton St
Deepdale Grn
Mount St
Romney Ave
Dixon St
Pendle St
Lee St
Grey St
M65
Wilkinson St
Gisburn Rd
Maud St
Lower Clough St
13
M65
Nelson & Colne College
13
Reedyford Rd
Barrowford Rd
Barrowford Rd
M65
Seedhill Athletics
and Fitness Centre
Walverden
Water
Fleet St
Google
Map data ©2026 Google


gery ©2026 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies


Blacko
Higherford
Roughlee
Colne
WHEATLEY LANE
Fence
Nelson
LITTLE MARSDEN
Southfield
Catlow
Brierfield
Google
Map data ©2026 Google


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall

BB9 8PQ

Lancashire

An attractive three-bedroom end-terraced home occupying a convenient position in Barrowford and offering well-proportioned accommodation across two floors. A particular advantage of the property is the off-road parking for one vehicle together with a substantial side store room, providing excellent additional storage and benefiting from power and lighting. Internally, the ground floor opens into a useful entrance hallway with access to a WC, followed by a comfortable living room enjoying good natural light from the front-facing window. To the rear is a spacious dining kitchen fitted with a range of wood-effect units, contrasting work surfaces, integrated oven and gas hob, with generous space for a dining table and glazed double doors opening directly outside. The first floor provides three bedrooms and a well-presented bathroom fitted with a white three-piece suite including a bath with shower over. Externally, the property has an attractive frontage, dedicated off-road parking to the side and an enclosed paved rear outdoor area with gated access. Combining three-bedroom accommodation with parking and unusually useful additional storage, this appealing home is well suited to a variety of purchasers seeking a property in Barrowford.

GROUND FLOOR

ENTRANCE HALLWAY
A useful entrance hallway providing access to the ground-floor accommodation, including the WC, with stairs rising to the first floor.

LIVING ROOM 10'11" x 12'10" (3.34m x 3.93m)
A well-proportioned and beautifully presented living room enjoying plenty of natural light from the front-facing window. Finished in soft neutral tones with a feature wallpapered wall and fitted carpet, the room offers ample space for a comfortable range of lounge furniture.

DINING KITCHEN 17'5" x 9'1" (5.33m x 2.78m)
A spacious dining kitchen fitted with a range of wood-effect wall and base units, contrasting work surfaces, inset sink unit, integrated oven and gas hob with extractor above, together with space and plumbing for a washing machine. The room provides ample space for a dining table and chairs, while glazed double doors open directly to the outside and help create a bright, practical space for everyday dining and entertaining.

GROUND FLOOR WC 2'9" x 5'4" (0.85m x 1.64m)
A useful ground-floor cloakroom fitted with a white two-piece suite comprising a low-level WC and pedestal wash hand basin with chrome mixer tap, finished in light neutral tones.

FIRST FLOOR / LANDING
A bright first-floor landing finished in light neutral tones with fitted carpet, providing access to the three bedrooms and bathroom. A loft access hatch is positioned overhead.

BEDROOM ONE 9'4" x 11'8" (2.87m x 3.57m)
A well-presented double bedroom finished in soft neutral tones with fitted carpet and a decorative feature wall. A window provides good natural light, while the room offers space for a double bed and accompanying bedroom furniture.

BEDROOM TWO 9'3" x 10'6" (2.84m x 3.21m)
A well-proportioned bedroom with a window providing good natural light. The room offers useful space for a bed and additional freestanding furniture and is finished with fitted carpet.

BEDROOM THREE 7'8" x 8'1" (2.36m x 2.47m)
A well-presented third bedroom with a window providing natural light, finished with fitted carpet and offering useful space for a single bed together with additional furniture.

BATHROOM 7'9" x 5'11" (2.37m x 1.81m)
A well-presented bathroom fitted with a three-piece white suite comprising a panelled bath with shower over and glazed screen, low-level WC and pedestal wash hand basin. The room is finished with neutral wall tiling and recessed ceiling lighting, with a frosted window providing natural light and privacy.

STORE ROOM 9'7" x 9'10" (2.94m x 3.01m)
A superb and particularly useful store room, providing generous additional storage space and benefiting from power and lighting.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/lowercloughstreetbarrowford

LOCATION
Lower Clough Street is situated in Barrowford, a popular Pendle village offering a good range of everyday amenities and convenient access to the surrounding area. Barrowford Park provides established green space within the village and is also home to Pendle Heritage Centre, while local bus services connect Barrowford with Nelson, Colne and neighbouring communities. Nelson railway station is accessible from the area, and road connections towards the M65 provide onward links across East Lancashire and the wider North West. The location also places the property within easy reach of the countryside surrounding Barrowford and Pendle, offering a convenient balance between village amenities and access to outdoor space.

PROPERTY PARTICULARS & VERIFICATION
These particulars are intended as a general guide to the property and do not constitute, nor form part of, any offer or contract. They have been prepared from information supplied by the vendor and from observations made during the course of marketing. Unless stated otherwise, they may be issued in draft form pending approval by the vendor. Hilton & Horsfall has not tested any services, systems, appliances, equipment or installations referred to in these particulars and gives no warranty as to their condition, safety or working order. Measurements are approximate and may have been taken electronically; they should not be relied upon for the ordering or placement of furnishings, floor coverings or for any other purpose requiring precise dimensions. Floorplans are provided for layout and identification purposes only and should not be treated as being to scale unless expressly stated. These particulars should be read together with any material information supplied for the property. Prospective purchasers should satisfy themselves, by inspection, survey, legal enquiries and such other investigations as they consider appropriate, as to any matter material to their decision, including the property's condition, tenure, boundaries, rights, restrictions, services, planning or Building Regulations approvals and specification. Items shown in photographs, floorplans or described in the particulars should not be assumed to be included in the sale unless confirmed in writing. Nothing in these particulars is intended to exclude or limit any liability that cannot lawfully be excluded or limited.

DIGITAL IMAGERY, CGI & AI
Certain images used in these particulars or in associated marketing may have been digitally enhanced, edited, decluttered, virtually staged, or created in whole or in part using computer-generated imagery or artificial intelligence. Alterations may include the removal or addition of movable items, personal possessions, vehicles, furniture, furnishings or decorative items, together with illustrative representations of landscaping, surfacing, finishes or proposed works. Such images are provided for illustrative and marketing purposes only and may not be an exact representation of the property's current or finished appearance. Colours, materials, proportions, landscaping, finishes, specification and other details may vary. Any item, finish or feature shown digitally should not be assumed to exist at the property or to be included in the sale unless specifically confirmed in writing. Prospective purchasers should inspect the property and satisfy themselves as to its actual layout, dimensions, condition, specification, boundaries, fixtures, finishes and appearance, and should rely on their own enquiries, survey, legal documentation and any agreed specification or contract documentation before proceeding.

COPYRIGHT & PERMITTED USE
Unless otherwise stated, photographs, floorplans, video, computer-generated imagery, AI-generated imagery, written particulars and other marketing material produced or commissioned by Hilton & Horsfall are protected by copyright and other applicable intellectual property rights. Material may be downloaded, stored or printed for personal, non-commercial use in connection with considering the property. Except where permitted by law, it must not be republished, reproduced, redistributed, altered, sold, licensed, uploaded to another website or online service, or otherwise made available to any third party without the prior written consent of Hilton & Horsfall or the relevant rights holder. Any permitted reproduction must retain any copyright notice or attribution appearing on the original material.
www.hilton-horsfall.co.uk


Hilton &
Horsfall



BB9 8PQ

OUTSIDE

Externally, the property occupies an end position within the terrace and presents an attractive frontage. To the side is off-road parking for one vehicle together with access to the particularly useful store room. To the rear is an enclosed paved outdoor area with stone boundary walling, established hedging and gated access, providing a practical low-maintenance space for outdoor seating and everyday use.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hilton & Horsfall

Approximate total area(1)

806 ft²

74.8 m²

(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
t. 01282 560024