



Hilton &
Horsfall

BB9 6ED

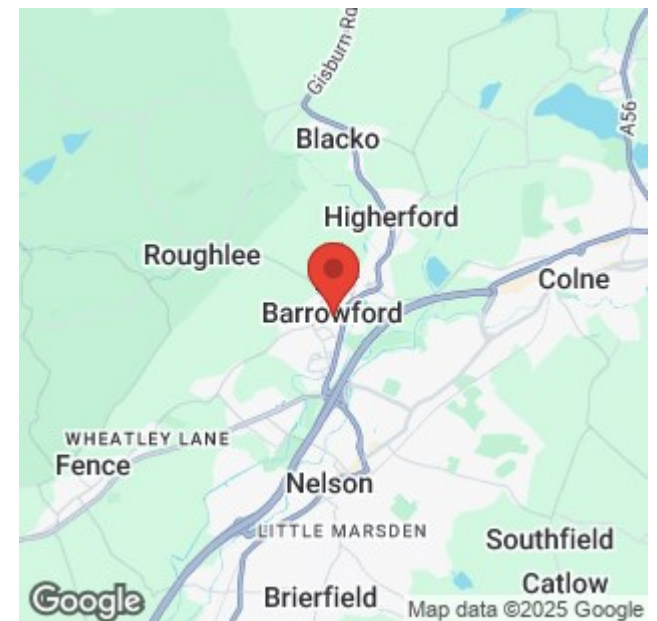
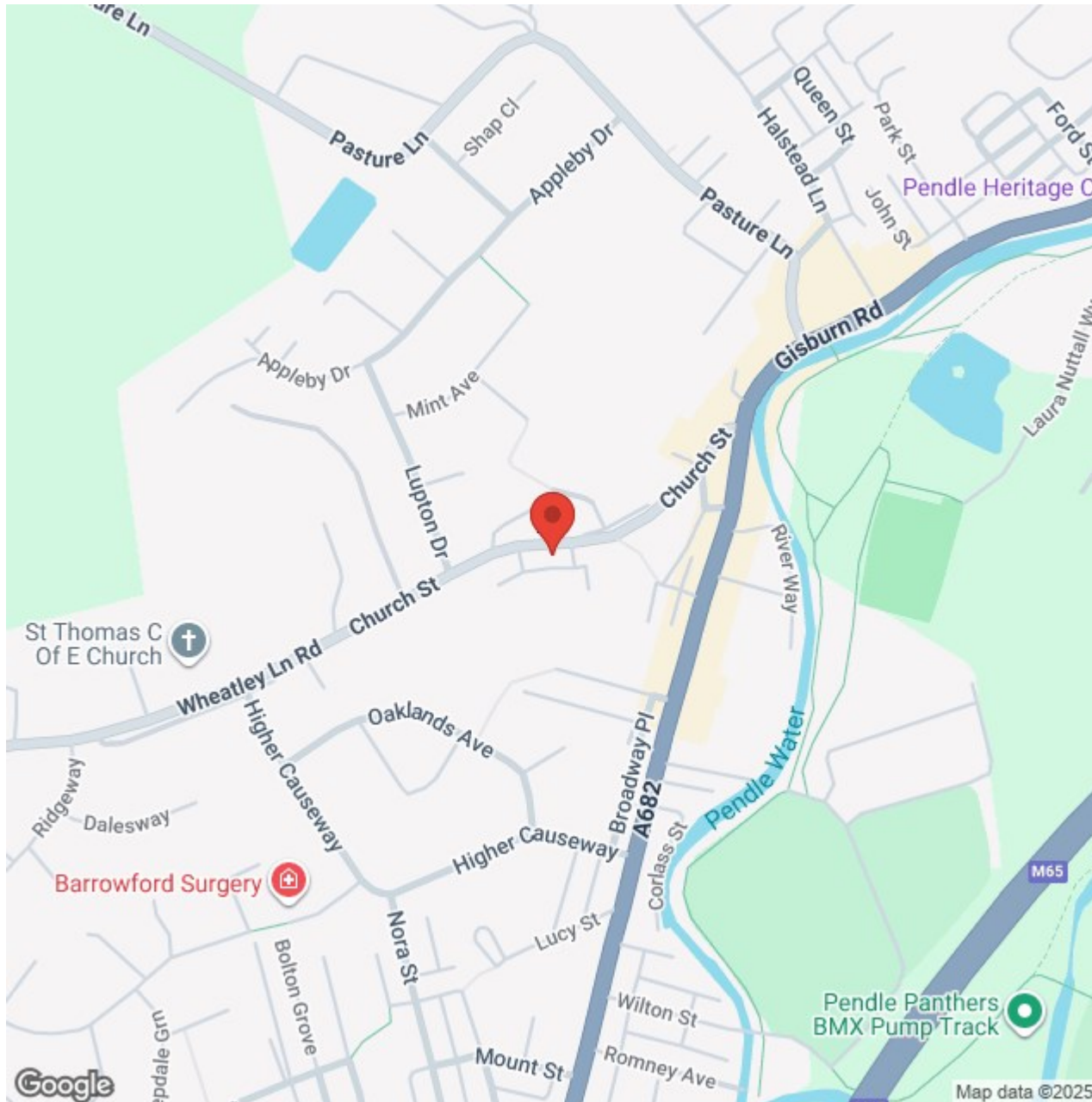
Back Church Street, Barrowford

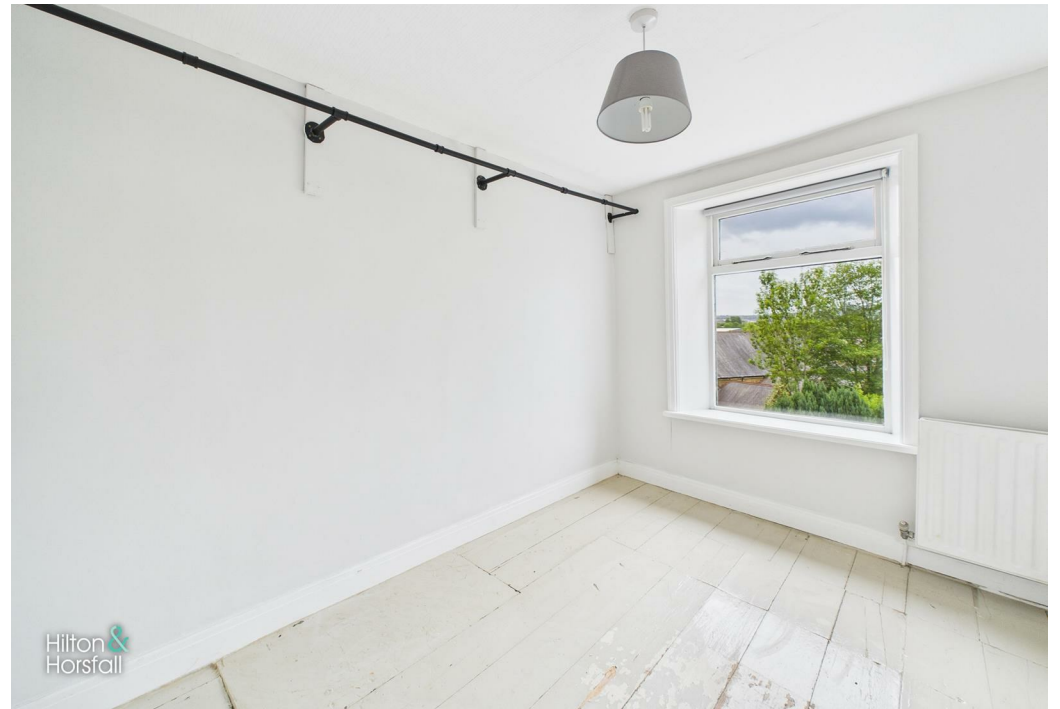
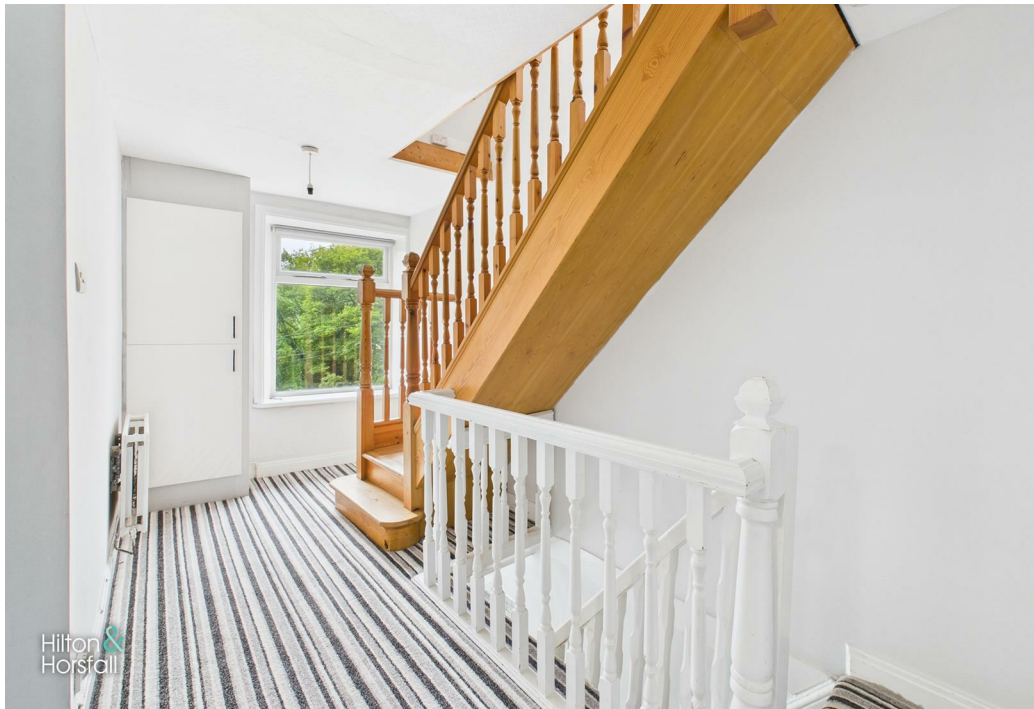
Offers In The Region Of £139,950

- Cottage • Cellar • Shower room • One bedroom • Attic room • Sought after area

A well-presented back-to-back terrace set over three floors in the heart of Barrowford. The ground floor offers an open-plan living and kitchen area with access to a useful cellar. On the first floor is a spacious main bedroom and modern house bathroom. The second floor features a versatile additional room, ideal as a home office, or walk-in wardrobe. Outside, a neat front patio provides a pleasant outdoor space. Close to local amenities and transport links, this is a great opportunity for first-time buyers or investors. Early viewing recommended.







Lancashire

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ENTRANCE

With a solid hard wood door leading to:

KITCHEN / LIVING AREA 17'5" x 15'2" (5.31 x 4.64)

A large open plan room with a multi fuel stove, built-in storage, 1x radiator, exposed stone wall and a solid hard wood double glazed window to the front elevation. The kitchen boasts plumbing for a washing machine and dryer, integrated oven and hob, extractor hood, tiled flooring and a solid hard wood double glazed window to the front elevation.

CELLAR

Ideal for storage.

LANDING

With a built in storage cupboard and a solid hard wood double glazed window to the front elevation.

BEDROOM 7'8" x 10'6" (2.34 x 3.21)

A good sized double bedroom with 1x radiator, wood flooring and a solid hard wood double glazed window to the front elevation.

SHOWER ROOM 6'7" x 4'5" (2.03 x 1.36)

A modern three piece suite with a shower cubical, pedestal sink with chrome mixer tap, push button w.c, 1x radiator, tiled flooring and exposed stone wall.

ATTIC ROOM 14'9" x 11'6" (4.52 x 3.51)

A well proportioned room with 1x radiator, wall lights, 1x skylight and a solid hard wood double glazed window to the side elevation.

PUBLISHING

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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

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OUTSIDE

Outside, a neat front patio provides a pleasant outdoor space.





Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾

615 ft²

57.1 m²

Reduced headroom

68 ft²

6.4 m²

(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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