





Hilton &  
Horsfall

BB9 6DA

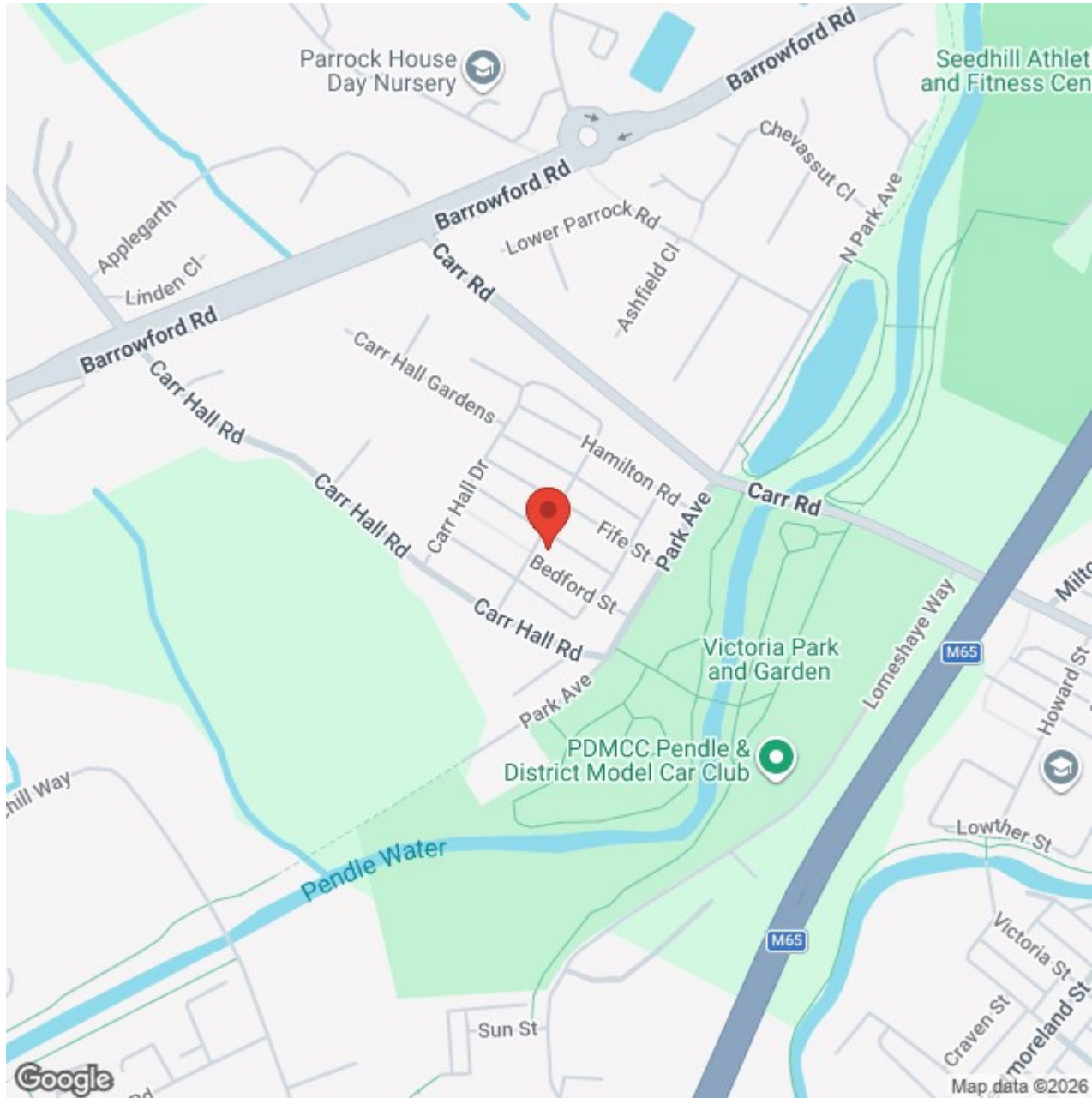
## Bedford Street, Barrowford

### Offers In The Region Of £149,950

- Fully renovated mid-terrace home
- Two generous bedrooms
- Two spacious reception rooms
- Stunning contemporary fitted kitchen & utility area
- Beautiful modern shower room
- Attractive forecourt & private enclosed rear yard

Occupying a sought-after position within the ever-popular village of Barrowford, this stunning fully renovated mid-terrace home offers beautifully presented accommodation arranged over two floors and is ideally suited to a wide range of buyers including first-time purchasers, downsizers and those simply seeking a home ready to move straight into. Finished to an exceptional standard throughout, the property successfully blends attractive character features with stylish contemporary finishes to create a home that feels both elegant and practical. The accommodation briefly comprises an entrance vestibule, inviting front living room, spacious rear dining room / sitting room, stunning contemporary fitted kitchen and utility area. To the first floor are two well-proportioned bedrooms together with a superb contemporary shower room. Externally the property benefits from an attractive forecourt to the front and an enclosed private rear yard. Conveniently positioned for local amenities, excellent schools, transport links and countryside walks, this is a fantastic opportunity not to be missed.







## Lancashire

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### GROUND FLOOR

#### LIVING ROOM 12'3" x 15'1" (3.75m x 4.60m)

A beautifully presented and generously proportioned reception room positioned to the front elevation, having been fully renovated and tastefully styled throughout. This inviting space features soft neutral décor, attractive ceiling detailing and a central chimney breast with wall mounted television point and decorative timber mantle, creating an elegant focal point to the room. A large front-facing window provides excellent natural light whilst fitted carpeting and contemporary finishes complete this superb everyday living space.

#### DINING ROOM / SITTING ROOM 14'2" x 15'0" (4.34m x 4.58m)

A spacious and versatile second reception room positioned to the rear of the property, offering excellent flexibility as a formal dining room, additional sitting room or family space. Beautifully presented throughout with soft neutral décor, fitted carpeting and attractive ceiling detailing, the room centres around a decorative fireplace creating a charming focal point. The generous proportions comfortably accommodate a large dining suite whilst a rear-facing window provides plenty of natural light and access through to the contemporary fitted kitchen beyond.

#### KITCHEN 12'9" x 7'1" (3.91m x 2.18m)

A stunning fully renovated kitchen fitted with a comprehensive range of contemporary shaker style wall and base units finished in contrasting tones with complementary work surfaces and striking feature splashbacks. Incorporating a range of integrated appliances including an electric oven, induction hob with extractor over, integrated dishwasher, integrated washing machine, inset sink with mixer tap and excellent storage throughout. Large rear-facing windows provide an abundance of natural light whilst under-cabinet

lighting and herringbone style flooring complete this stylish and highly functional space, with access through to the utility area and rear yard.

#### UTILITY

A useful ancillary space positioned off the kitchen, currently utilised to house a freestanding tall fridge / freezer whilst also providing additional practicality and separation from the main kitchen area.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 12'2" x 15'1" (3.73m x 4.60m)

A beautifully presented and generously sized principal bedroom positioned to the front elevation, enjoying attractive open aspect views beyond. This bright and airy double bedroom benefits from fitted full-height wardrobes providing excellent storage, together with soft neutral décor and fitted carpeting creating a calm and relaxing atmosphere. There is ample space for additional furnishings whilst the large window allows plenty of natural light to fill the room.

#### BEDROOM TWO 14'3" x 7'5" (4.35m x 2.27m)

A well-proportioned second bedroom positioned to the rear elevation, offering flexible accommodation ideal as a guest bedroom, nursery, home office or additional double bedroom. Beautifully presented throughout with soft neutral décor and fitted carpeting, the room benefits from a rear-facing window allowing plenty of natural light together with useful built-in storage which is currently cleverly utilised as a concealed workspace, providing excellent practicality without compromising floor space.

#### SHOWER ROOM 10'10" x 6'0" (3.32m x 1.84m)

A stunning and exceptionally spacious contemporary shower room, beautifully renovated to a high standard and fitted with a sleek three-piece suite comprising a large walk-in shower with glazed screen and rainfall style shower, floating vanity wash basin with storage beneath and low-level WC. Finished with stylish wall panelling, complementary flooring and clean modern lines throughout, the room also benefits from a large window providing excellent natural light and creating a bright and airy feel.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/bedford-st-bford>

### LOCATION

Situated within a highly sought-after residential setting in the heart of Barrowford, this superb home enjoys excellent access to a wide range of local amenities including independent shops, cafés, restaurants and everyday conveniences within the village centre. Barrowford is renowned for its attractive surroundings and strong community feel whilst also offering convenient access onto the M65 motorway network, making it ideal for commuters travelling towards Burnley, Preston and beyond. The property is well positioned for access to highly regarded primary and secondary schools, scenic countryside walks and nearby beauty spots including Pendle Hill, creating an excellent balance of village living and practicality.

### 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 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

To the front of the property is a low maintenance forecourt providing an attractive approach and creating a pleasant separation from the pavement.

To the rear is a private enclosed yard offering an excellent outdoor space for seating, entertaining or everyday enjoyment, with gated access and room for potted plants and outdoor storage. Beautifully maintained and in keeping with the high standard of renovation seen throughout the home, the external areas complement the property perfectly.



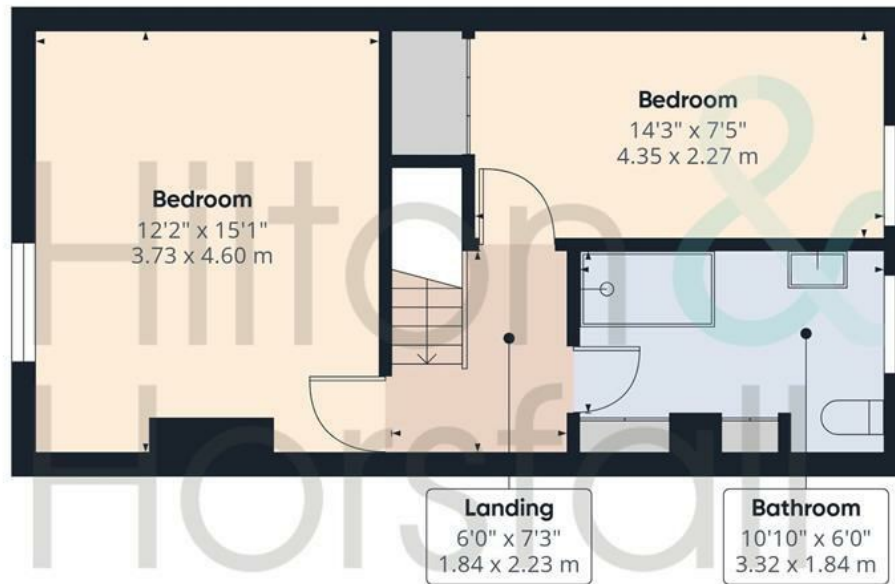


Ground Floor

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

974 ft<sup>2</sup>

90.4 m<sup>2</sup>



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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75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

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