







Hilton &  
Horsfall



BB9 8NZ

## May Street, Barrowford

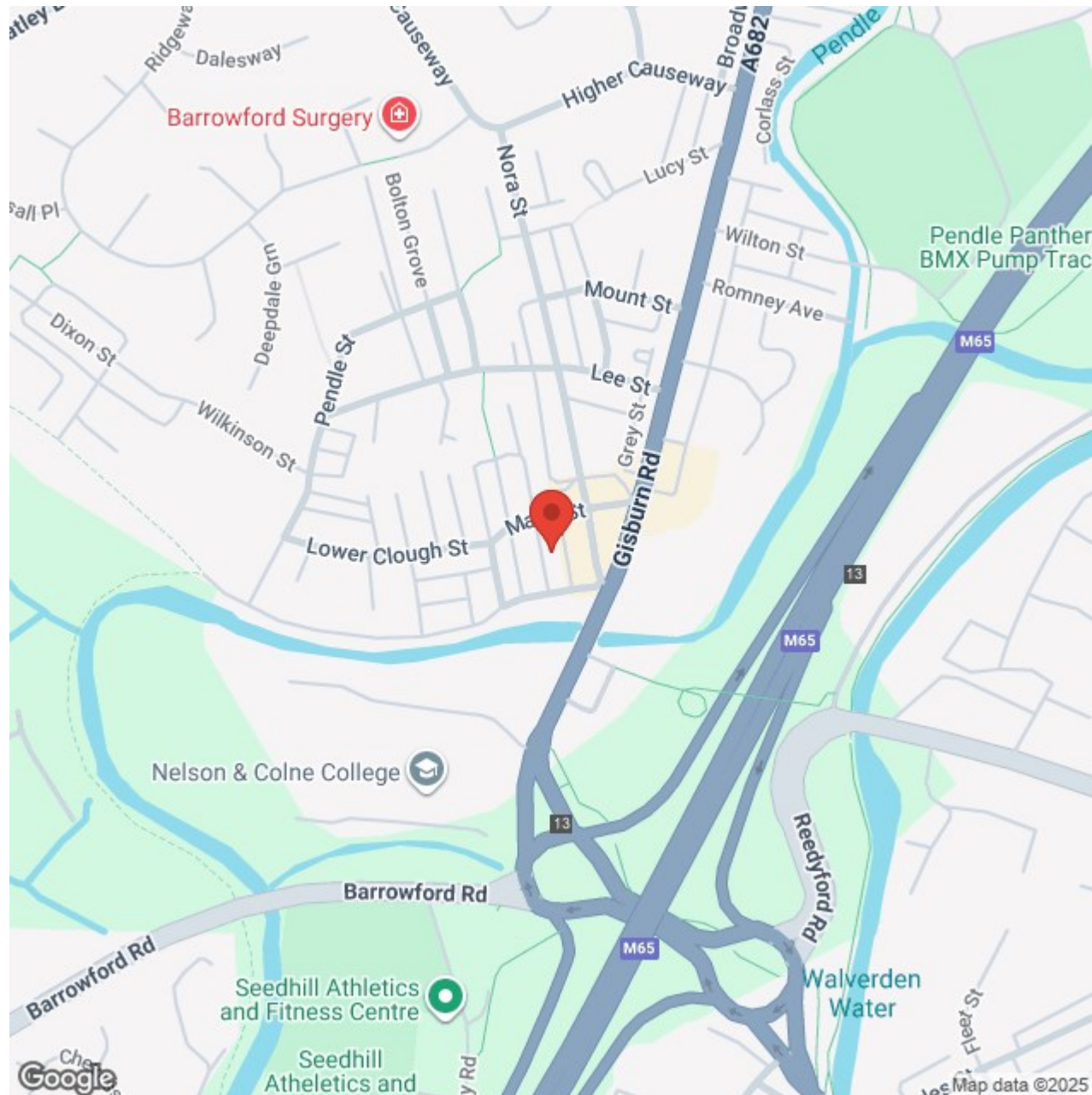
### Offers In The Region Of £117,950

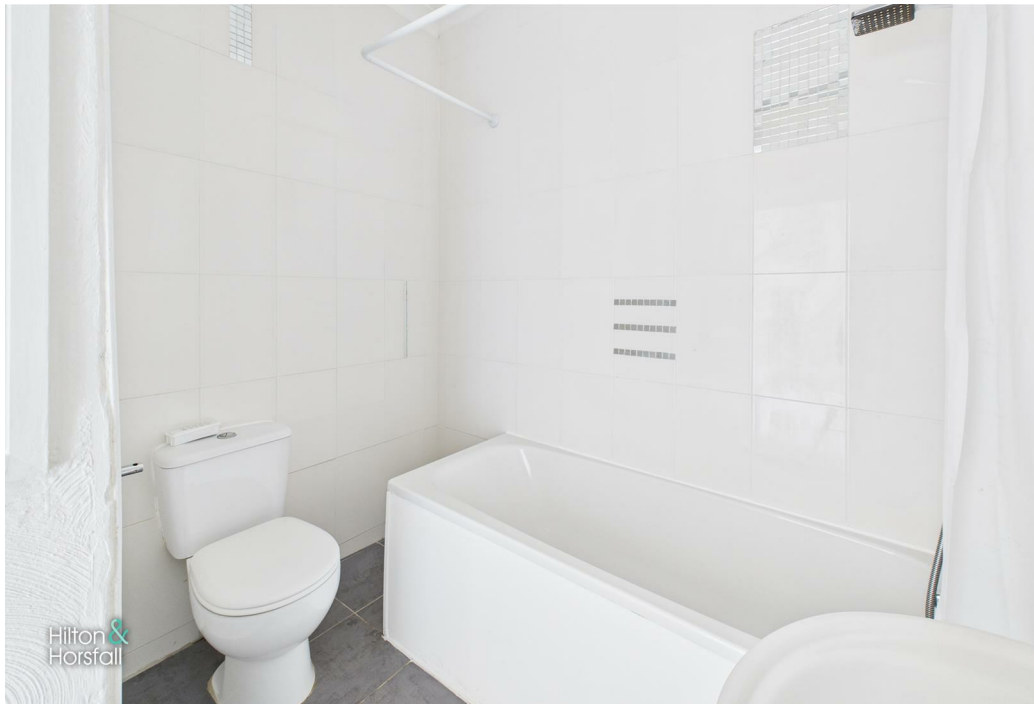
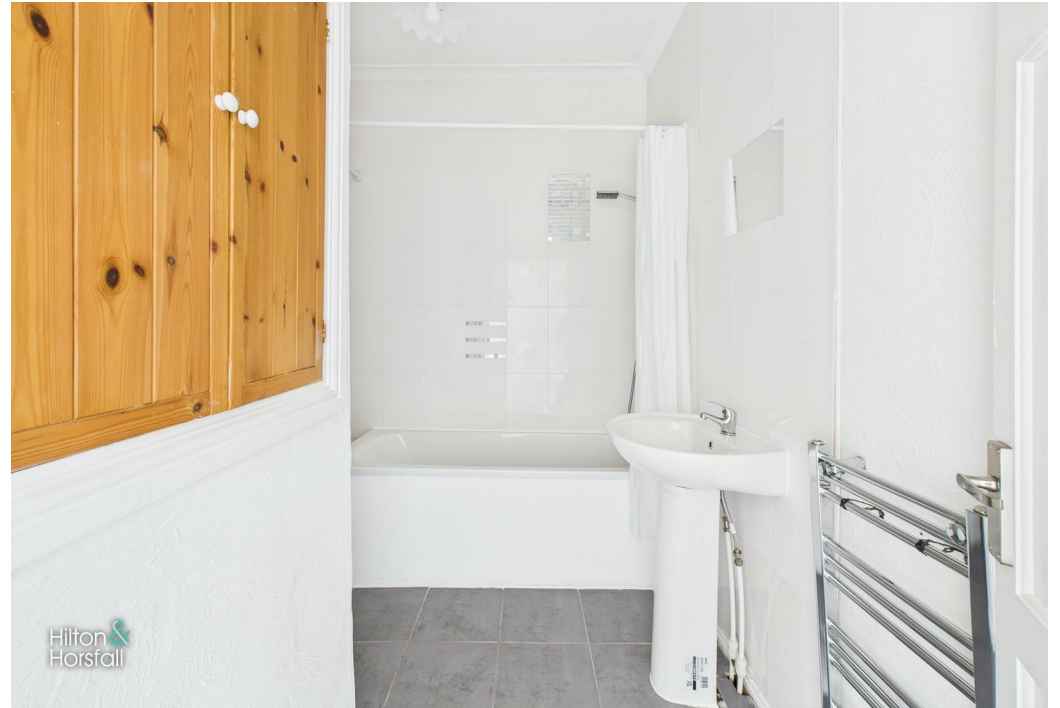
- Two bedroom mid-terrace home
- Stylish living room with fireplace
- Modern fitted dining kitchen
- Contemporary three-piece bathroom
- Rear yard with gated access & storage
- No onward chain

Offered with no onward chain, this beautifully presented two-bedroom mid-terraced home is ideal for first-time buyers, investors or anyone seeking a low-maintenance home in a prime Barrowford location. The property has been stylishly updated throughout and features a bright and spacious living room with original-style fireplace, a modern fitted dining kitchen, two bedrooms, a three-piece bathroom suite, and a private rear yard with secure gated access and useful storage. Early viewing is highly recommended.











## Lancashire

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### GROUND FLOOR

#### **LIVING ROOM 13'4" x 11'8" (4.08m x 3.58m)**

A bright and airy reception space with modern laminate flooring, period-style fireplace with tiled surround, and feature alcove shelving. Front-facing window with fitted blinds and access to the stairs and kitchen.

#### **KITCHEN 9'1" x 11'6" (2.77m x 3.53m)**

Fitted with a modern range of cream base and wall units with wooden effect worktops, integrated oven with hob, tiled splashbacks and stainless steel sink. Rear door to the yard and rear-facing window allowing plenty of natural light.

### FIRST FLOOR / LANDING

#### **BEDROOM ONE 13'1" x 12'10" (4.01m x 3.92m)**

A generous double bedroom to the front

elevation with fresh white decor and plush grey carpet.

#### **BEDROOM TWO / STUDY / NURSERY 12'9" x 4'7" (3.89m x 1.40m)**

A single bedroom located at the rear, ideal as a guest room, nursery or home office.

#### **BATHROOM 7'1" x 8'6" (2.16m x 2.61m)**

Three-piece suite in white, including a panelled bath with overhead shower, WC and wash basin, tiled walls and flooring, chrome towel rail and built-in storage.

### LOCATION

Located on a quiet residential street in the heart of Barrowford, this property is just a short walk from the village's array of shops, cafés, restaurants, parks and well-regarded schools. Excellent access to transport links, including the M65 motorway network, makes it ideal for commuters.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/may-street-barrowford/>

### 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

To the rear is a fully enclosed yard with stone paving, raised planter, outdoor storage shed and secure gated access — perfect for low-maintenance outdoor living.









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