





Hilton &  
Horsfall

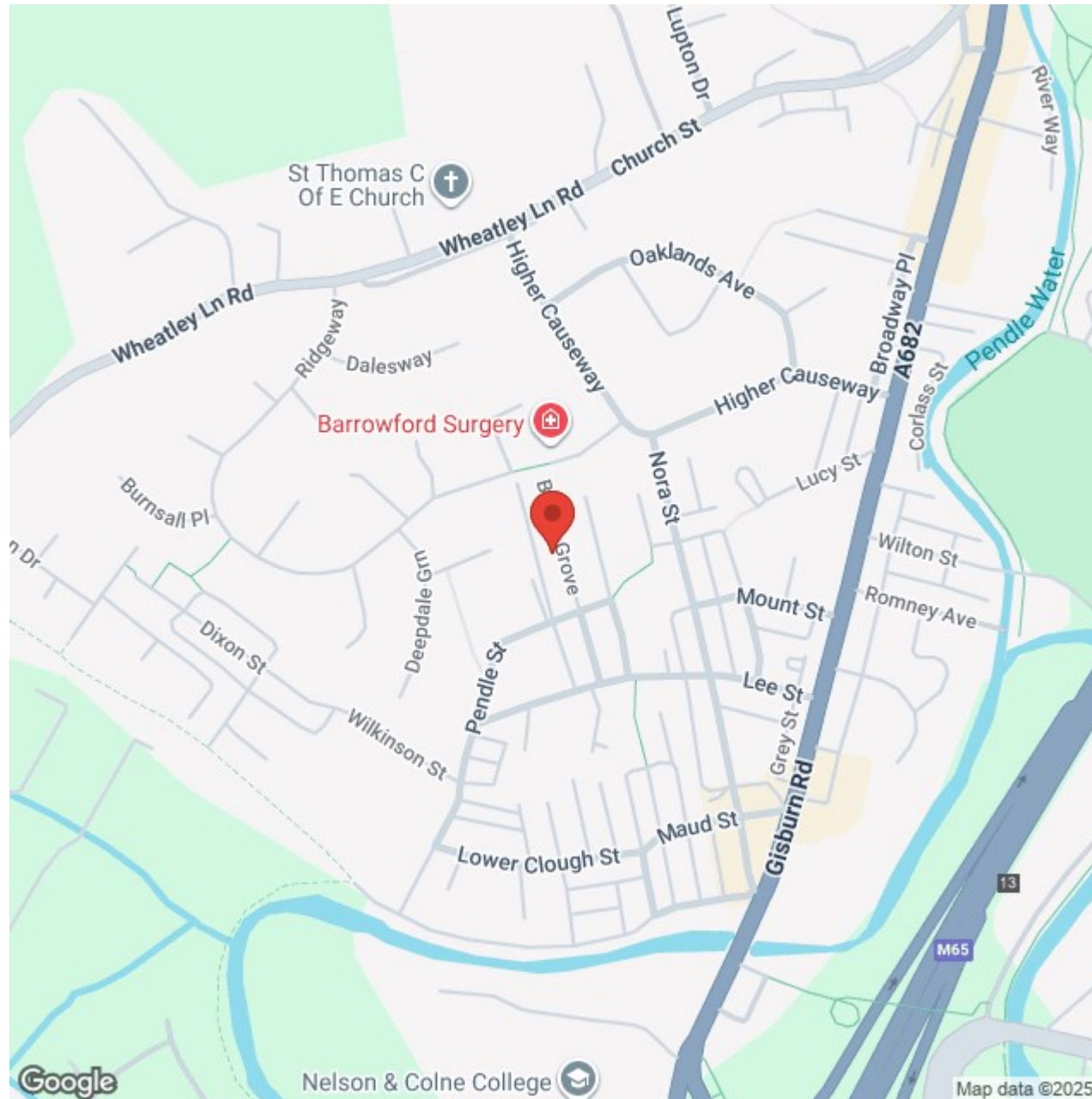
BB9 8PB

## Bolton Grove, Barrowford

### Offers In The Region Of £154,950

This two double bedroomed terrace property is located in the heart of the sought after village of Barrowford, within walking distance to all the bars, restaurants and shops that Barrowford has to offer. A short walk away to local schools, parks and within a five minute drive to the M65 motorway giving easy access to Burnley, Preston, Manchester and beyond. A great opportunity to acquire this recently refurbished dwelling, with many noteworthy features and briefly comprising of: an entrance vestibule, two reception rooms and an open plan modern fitted kitchen on the ground floor. To the first floor you will find two double bedrooms and a three piece bathroom suite. Externally to the front is a gated forecourt and to the rear is an enclosed and well kept yard and a separate garden. With the added benefits of double glazing and gas central heating throughout. Early viewings are advised.







## Lancashire

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### GROUND FLOOR

With a uPVC composite door leading to:

#### ENTRANCE VESITUBLE

With a wooden door leading into:

#### SITTING ROOM 11'4" x 13'10" (3.46m x 4.23m)

A comfortable sized room 1x radiator, feature fireplace, 2x wall light and a uPVC double glazed window to the front elevation.

#### INNER HALLWAY

With a staircase leading to the first floor / landing.

#### LIVING ROOM 14'7" x 13'9" (4.46m x 4.20m)

A large family sized room located to the rear elevation with a 2x wall lights, 1x radiator, television point, telephone point, under stairs storage cupboard and a uPVC double glazed window to the rear elevation. With open plan access to the kitchen, perfect for entertaining guests.

#### KITCHEN 7'10" x 6'7" (2.41m x 2.02m)

With open plan access from reception room two. Offering a range of modern fitted wall and base units, contrasting work surfaces over, subway tiles, wood effect flooring, space for a

streamline fridge/freezer, inset stainless steel sink with a chrome mixer tap, Lamona electric oven, 4-ring electric hob, air extraction hood over, recessed spot lights, uPVC double glazed window to the rear elevation and a uPVC double glazed door leading out to the rear yard.

### FIRST FLOOR / LANDING

With access to the loft hatch and steps leading up to the bathroom.

#### BEDROOM ONE 11'1" x 13'11" (3.40m x 4.25m)

A room of double proportions with 1x storage cupboard, 1x radiator, ample space for a wardrobe and drawers and a uPVC double glazed window to the rear elevation.

#### BEDROOM TWO 8'9" x 14'1" (2.67m x 4.30m)

Another room of double proportions with 1x radiator, 1x storage cupboard, space for a wardrobe and drawers and a double glazed window to the front elevation.

#### BATHROOM 8'11" x 7'10" (2.72m x 2.39m)

A 3-piece bathroom suite comprising of: a panelled bath with a chrome mixer tap, over head electric shower attachment, pedestal sink with chrome taps, low level w.c., partially panelled walls, 1x velux window, wood flooring, recessed spot lights, 1x radiator and a storage cupboard.

#### LAUNDRY ROOM

Accessed from the rear yard with plumbing for a washing machine and dryer.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/bolton-grove>

### EXTERNALLY

Externally to the front is a small gated forecourt. To the rear is an enclosed and well kept yard with two outhouses, one housing a w.c and the other has plumbing for a washing machine and tumble dryer. Adjacent to the property is a good sized garden with a paved seating area, shrubs, flower beds and mature trees. Perfect for use during the summer months.

### PUBLISHING

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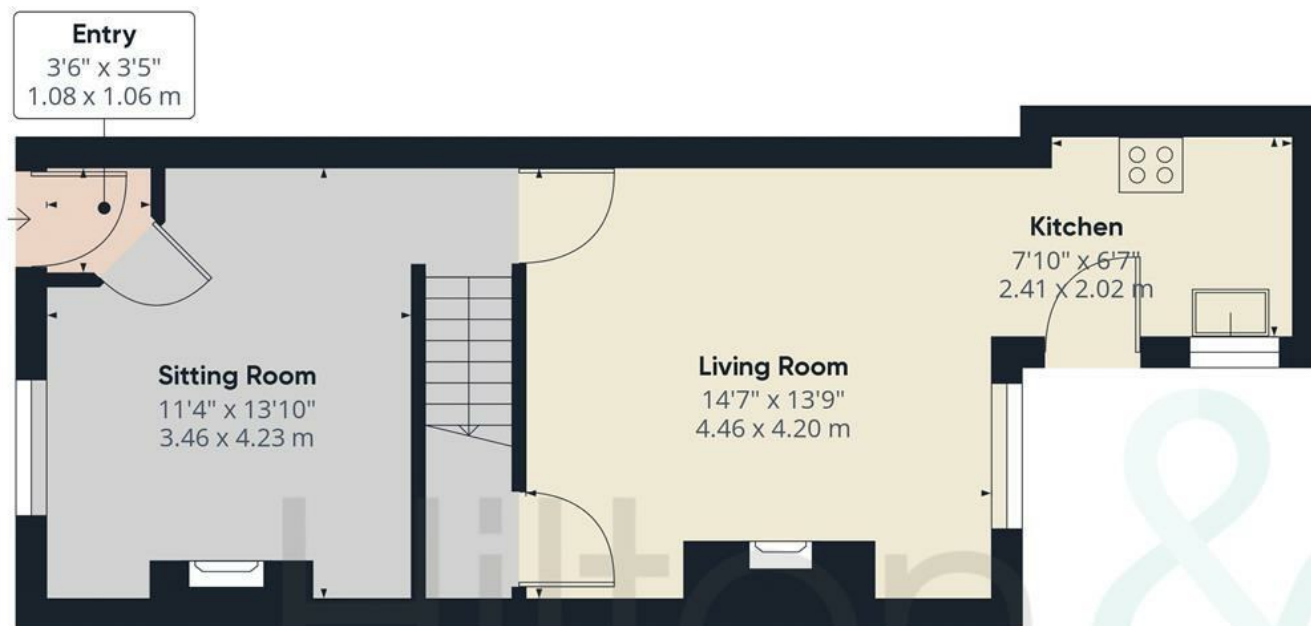


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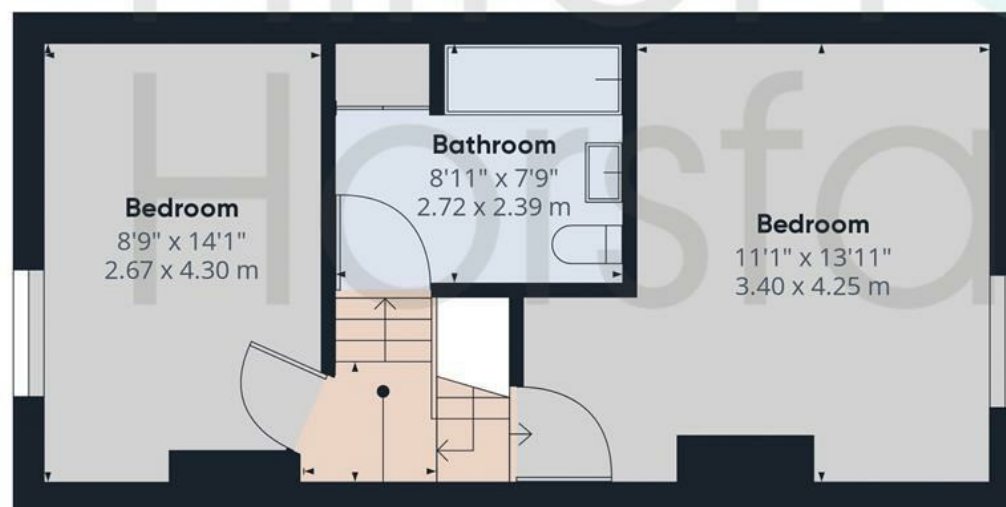


## OUTSIDE

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Ground Floor



**Landing**  
3'9" x 3'10"  
1.15 x 1.19 m

Floor 1

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

835.52 ft<sup>2</sup>

77.62 m<sup>2</sup>

(1) Excluding balconies and terraces

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





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