



Hilton &
Horsfall

BB9 6HZ

John Street, Barrowford

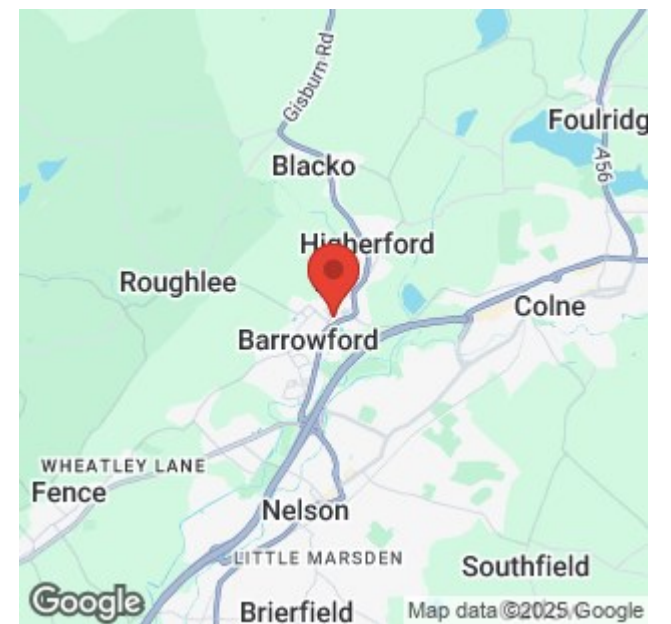
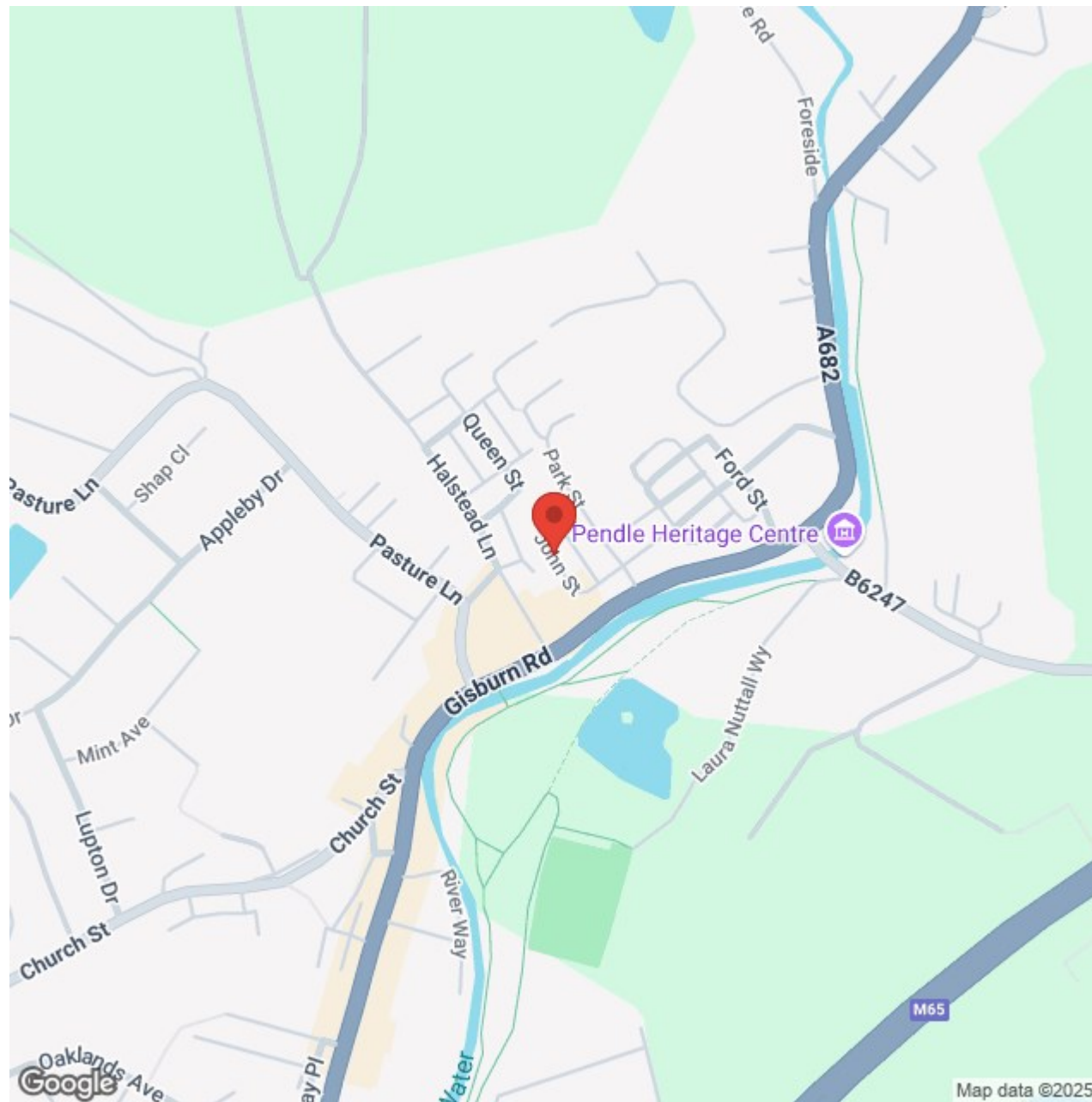
Offers In The Region Of £127,500

- Traditional stone-built mid terrace
- Two well-sized bedrooms
- Spacious dining kitchen
- Modern bathroom
- Enclosed rear yard
- Highly desirable Barrowford location
- Gas central heating & double glazing
- Ideal first-time buy or investment

A charming stone-built mid-terrace property located in the highly sought-after village of Barrowford. This well-presented home offers a great opportunity for first-time buyers, young professionals or buy-to-let investors. Internally, the property comprises a bright and welcoming front reception room, a spacious dining kitchen with modern units, two generously sized bedrooms and a stylish three-piece bathroom. Tastefully decorated throughout and benefiting from gas central heating and double glazing, this home is ready to move straight into.

Positioned just a short walk from Barrowford's excellent range of independent shops, cafes and transport links, this is a fantastic opportunity to own a home in one of Pendle's most desirable locations.







Lancashire

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GROUND FLOOR

LIVING ROOM 13'4" x 13'5" (4.08 x 4.11m)

A generously sized front reception room featuring a large window allowing in plenty of natural light. Neutrally decorated with a central fireplace as a focal point.

KITCHEN 10'7" x 10'6" (3.25 x 3.22m)

Located at the rear, this modern fitted kitchen features base and wall units, an integrated oven with hob, and space for dining. Door provides access out to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 13'4" x 13'7" (4.08 x 4.15m)

A spacious main double bedroom situated at the front of the property. Offers ample space for wardrobes and bedroom furniture.

BEDROOM TWO 10'8" x 6'7" (3.26 x 2.02m)

Ideal as a second bedroom, nursery or home office. Positioned at the rear with window overlooking the yard.

BATHROOM 7'9" x 3'8" (2.38 x 1.13m)

A stylish three-piece shower suite consisting of a panelled bath with shower over, low-level WC and wash basin. Finished with modern tiles and chrome fittings.

360 DEGREE VIRTUAL TOUR

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

LOCATION

John Street is ideally situated just off the heart of Barrowford village. It offers easy access to local amenities such as Booths supermarket, Barrowford Park, highly regarded primary schools and a selection of independent shops, cafés and eateries. For commuters, the M65 motorway is just a short drive away, providing links to Burnley, Preston and beyond.

PUBLISHING

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OUTSIDE

To the rear is a fully enclosed yard with a stone-flagged surface — easy to maintain and perfect for outdoor seating or storage. Gated access to the rear passage.



Ground Floor

Approximate total area⁽¹⁾

622 ft²

57.8 m²



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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