



Hilton &
Horsfall

BB9 6LS

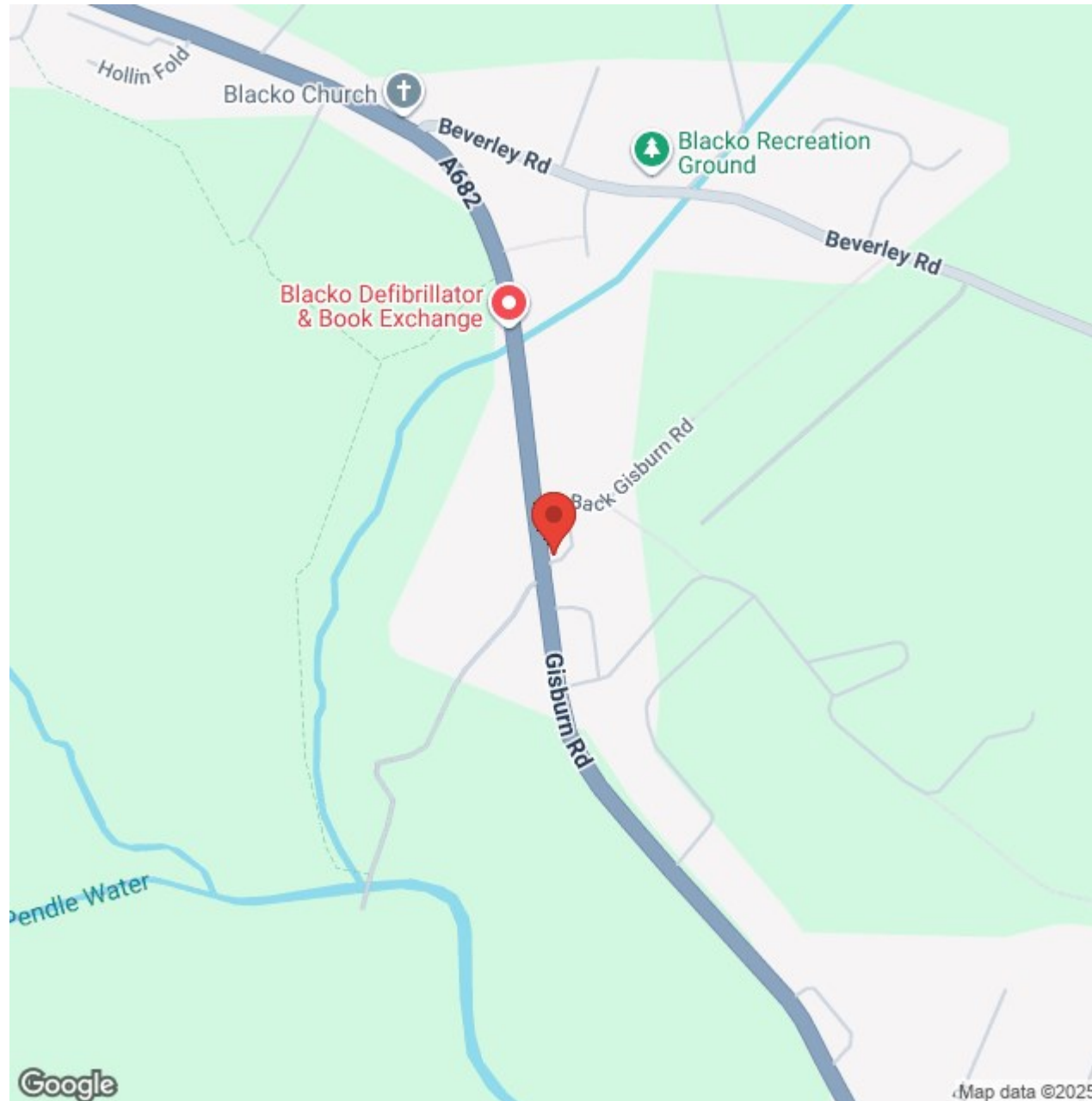
Gisburn Road, Blacko

Offers In The Region Of £194,950

- Sought after area • Three bedrooms • En suite • Two reception rooms • House bathroom • Rear yard

A great opportunity to acquire this spacious THREE bedroomed end cottage, situated in the sought after village of Blacko. Located within close proximity to local amenities in Barrowford and the M65 motorway network, providing links to Manchester, Preston and beyond. Affording noteworthy features and briefly comprising of: a welcoming entrance hallway, fitted kitchen with integrated appliances, family sized living room and a spacious dining room. To the first floor / landing you will find two double bedrooms with bedroom one having an en suite, a good sized single bedroom and a three piece bathroom suite. Externally to the rear elevation is a paved yard. Early viewing is advised to avoid disappointment. Council Tax Band 'D'. Freehold.







Lancashire

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ENTRANCE

With a uPVC double glazed door leading to:

HALLWAY 8'5" x 13'8" (2.59 x 4.17)

A welcoming entrance hallway with wood effect flooring and an open balustrade staircase leading to the first floor / landing.

LIVING ROOM 12'7" x 14'4" (3.86 x 4.38)

A family sized living room with an electric fire set within a marble fire place, 2x radiators and 2x uPVC double glazed windows to the front elevation.

DINING ROOM 12'9" x 10'10" (3.89 x 3.32)

A good sized dining room with ample space for a large dining table, 2x radiators and 2x uPVC double glazed windows to the rear and side elevations.

KITCHEN 8'11" x 12'5" (2.72 x 3.79)

A spacious fitted kitchen with a range of wall and base units, having integrated appliances such as an electric oven, four ring gas hob and extractor hood over. The kitchen also boasts a sink with hot and cold tap,

spotlights, tiled flooring, 1x radiator, 2x uPVC double glazed windows to the side elevation and a uPVC double glazed door leading to the rear yard.

FIRST FLOOR / LANDING

With access to the loft.

BEDROOM ONE 12'7" x 9'9" (3.86 x 2.99)

A spacious double bedroom with fitted wardrobes and drawers, wall lights, 1x radiator and a uPVC double glazed window to the front elevation.

EN SUITE 6'9" x 4'1" (2.07 x 1.27)

A three piece suite with a shower cubical, vanity sink, push button w.c, fully tiled walls, tiled flooring and a skylight.

BEDROOM TWO 12'10" x 10'11" (3.93 x 3.35)

A bedroom of double proportion with fitted wardrobes, 2x radiators and a uPVC double glazed window to the front elevation.

BEDROOM THREE 6'6" x 11'10" (1.99 x 3.62)

A good sized single bedroom with fitted wardrobes, 1x radiator and a uPVC double glazed window to the side elevation.

BATHROOM 8'8" x 10'4" (2.66 x 3.16)

A three piece suite with a panelled bath and shower over, push button w.c, vanity sink with chrome mixer tap, 1x radiator, fully tiled walls, LED mirror, tiled flooring, built in storage and a frosted uPVC double glazed window to the side elevation.

EXTERNALLY

Externally to the rear elevation is a paved yard.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/gisburn-road-blacko>

PUBLISHING

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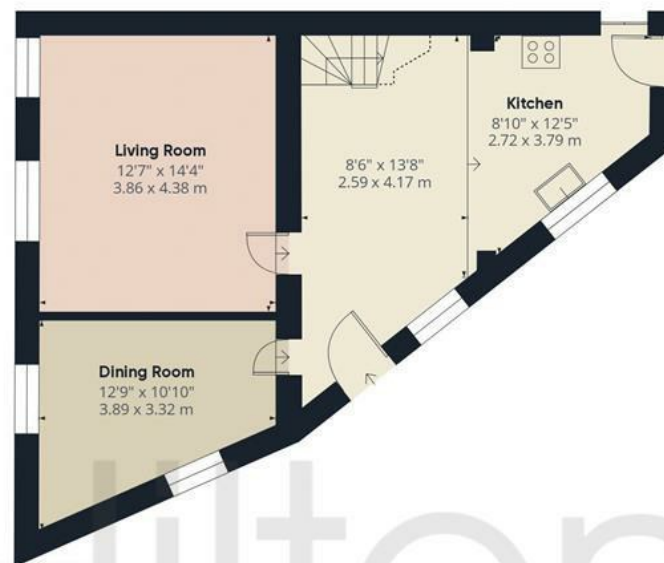


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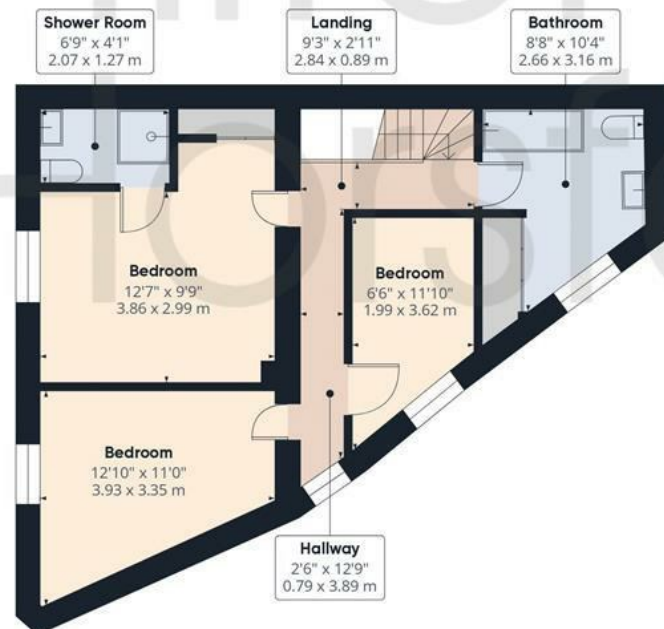
OUTSIDE

Externally to the rear elevation is a paved yard.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1041.97 ft²

96.8 m²

Reduced headroom

16.53 ft²

1.54 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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