





Hilton &  
Horsfall

BB9 6EE

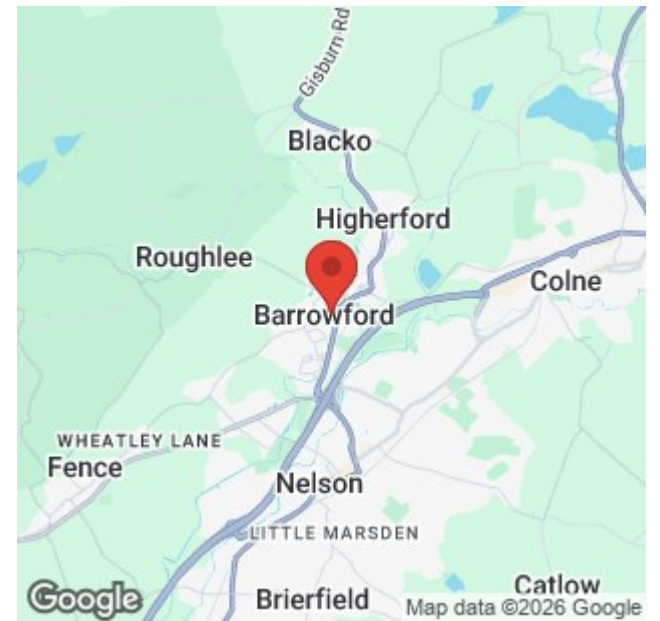
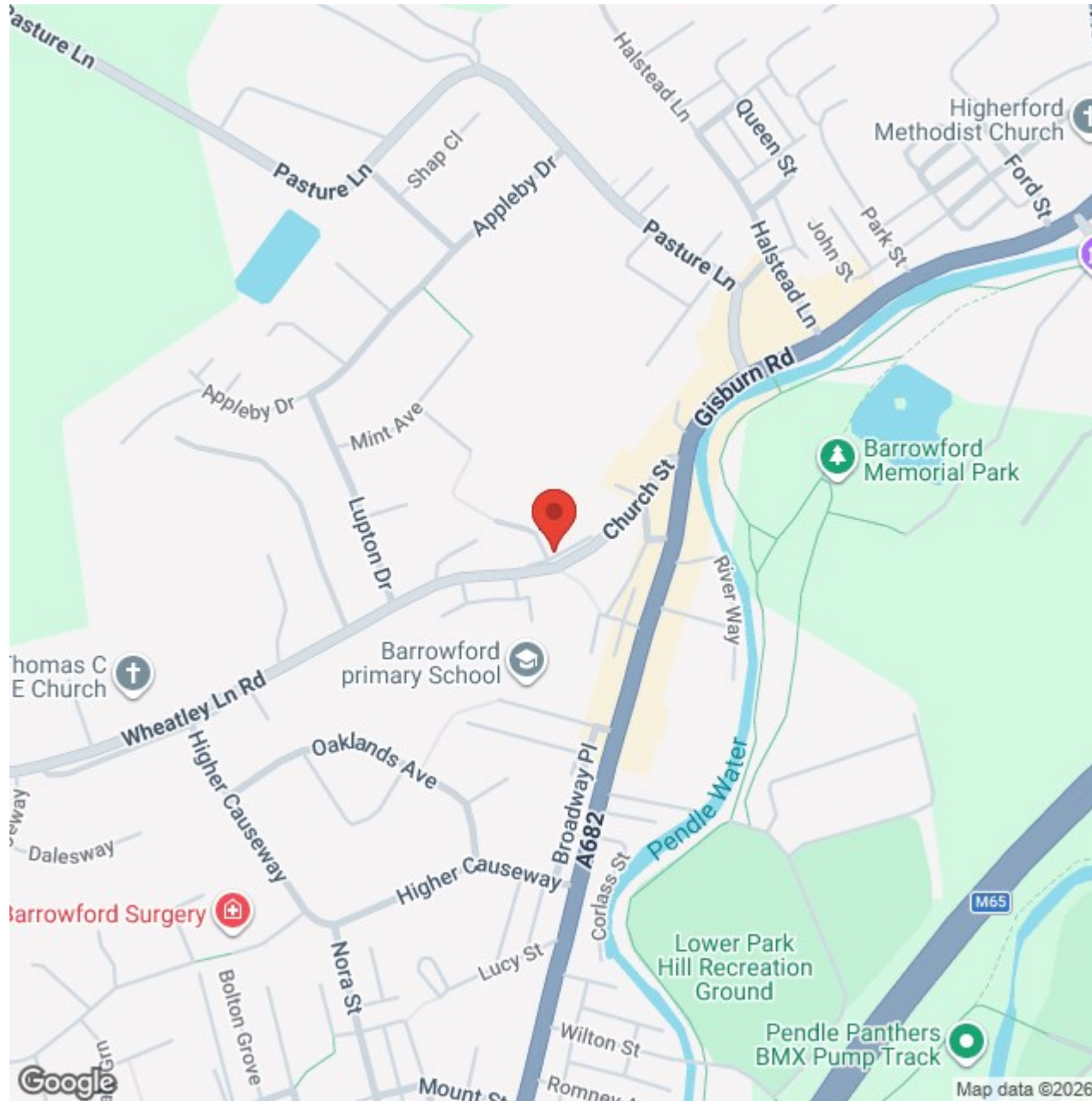
## Church Street, Barrowford

### £1,000 PCM

- Beautifully Presented
- Open Plan Living / Dining / Kitchen
- Two Bedrooms
- Within the Heart of The Village
- Stunning Bathroom
- Garden & Patio

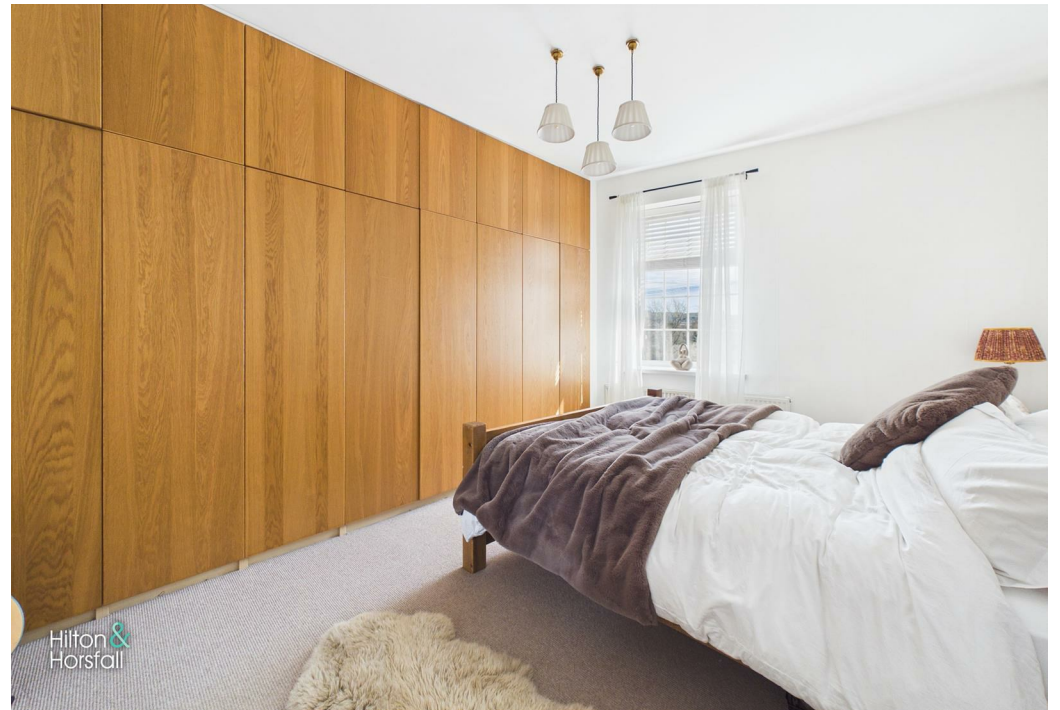
A prime property located at Church Street, Barrowford. This double-story traditional building features a spacious ground floor comprising a perfect blend of a kitchen and living area equipped with inbuilt appliances and room for any purpose you desire, like a dining or study area. Upstairs sees two comfortable bedrooms and a beautiful bathroom. The residence is conveniently located within close proximity to several amenities. Just around the corner is Nelson & Colne College for those seeking higher education, and for your daily needs, Booths, Barrowford, a leading supermarket, is easily accessible. Enjoy a leisurely stroll or invigorating jog in the nearby Barrowford Park, get your premium meats at Beech's Butchers, or unwind at popular local pub White Bear Inn, all of which add substantial comfort, convenience, and community charm to the property. This beautiful house provides a great opportunity for someone wanting to live in the heart of Barrowford.







Hilton & Horsfall



Hilton & Horsfall



Hilton & Horsfall



Hilton & Horsfall

## Lancashire

A prime property located at Church Street, Barrowford. This double-story traditional building features a spacious ground floor comprising a perfect blend of a kitchen and living area equipped with inbuilt appliances and room for any purpose you desire, like a dining or study area. Upstairs sees two comfortable bedrooms and a beautiful bathroom. The residence is conveniently located within close proximity to several amenities. Just around the corner is Nelson & Colne College for those seeking higher education, and for your daily needs, Booths, Barrowford, a leading supermarket, is easily accessible. Enjoy a leisurely stroll or invigorating jog in the nearby Barrowford Park, get your premium meats at Beech's Butchers, or unwind at popular local pub White Bear Inn, all of which add substantial comfort, convenience, and community charm to the property. This beautiful house provides a great opportunity for someone wanting to live in the heart of Barrowford.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Leading through to:

#### LIVING ROOM 22'6" x 11'11" (6.87m x 3.65m)

A family sized living room having wood effect flooring, space for settees, television point, 1x central heating radiator and uPVC double glazed window to the front and side elevation.

#### DINING AREA

Open to living room having wood effect flooring, 1x central heating radiator, space for table and chairs, open staircase to the first floor / landing and uPVC double glazed window to the side elevation.

#### KITCHEN 12'8" x 6'2" (3.88m x 1.90m)

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, NEFF 4 ring induction hob with chrome extractor hood above, inset sink with chrome mixer tap, 1x central heating radiator, recessed LED spotlights, integrated 60 / 40 fridge / freezer, oven / grill, tiled flooring, dishwasher, plumbing for a washing machine,

space for a tumble dryer, uPVC double glazed window to the side elevation and uPVC door leading out to the side elevation.

#### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE 13'11" x 10'1" (4.26m x 3.08m)

A bedroom of double proportions with fitted wardrobes, 1x central heating radiator and uPVC double glazed panelled windows to the front elevation.

#### BEDROOM TWO 9'1" x 6'6" (2.79m x 2.00m)

A well proportioned bedroom with 1x central heating radiator and uPVC double glazed panelled window to the side elevation.

#### BATHROOM 6'3" x 7'5" (1.92m x 2.27m)

A beautifully presented modern three piece bathroom suite comprising of: tiled flooring and walls, low level w.c, recessed LED spotlights, heated chrome towel rack, large mirror, bathtub with chrome mixer tap, glass shower screen and rainfall shower head above, Duravit sink, air extraction fan and uPVC double glazed frosted window to the rear elevation.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/churchstreetbarrowford>

#### LOCATION

Nestled in the heart of Lancashire's stunning Pendle countryside, the historic village of Barrowford offers a picturesque setting for a vibrant and fulfilling lifestyle. Living in Barrowford means immersing oneself in a community rich in heritage, charm, and modern amenities. The village's quaint streets are lined with characterful buildings, boutique shops, and cozy cafes, creating a warm and inviting atmosphere for residents and visitors alike. Barrowford's close-knit community spirit is evident in its calendar of events, which includes festivals, markets, and community gatherings that bring people together from all walks of life. Nature enthusiasts will delight in the abundance of outdoor

activities available, with scenic walks along the nearby Leeds and Liverpool Canal and Pendle Hill providing breathtaking views of the surrounding countryside. With excellent transportation links and easy access to major cities like Manchester and Leeds, Barrowford is the perfect blend of rural charm and modern convenience, making it an ideal place to call home.

#### 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.

#### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)



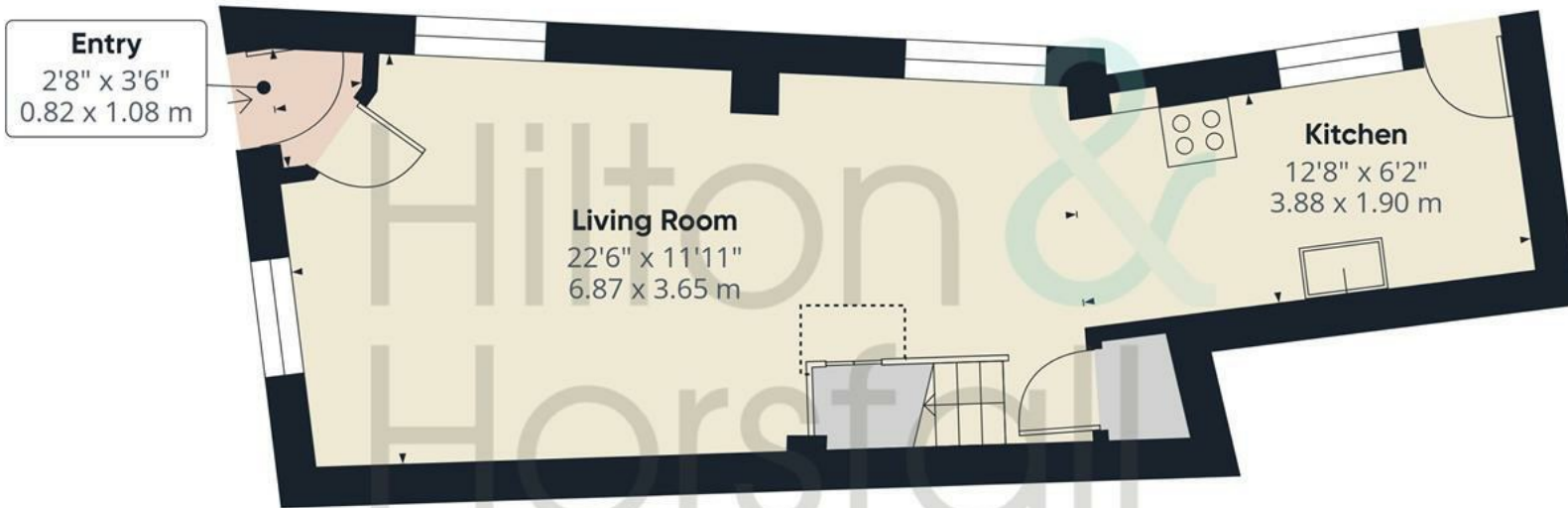
Hilton &  
Horsfall

BB9 6EE

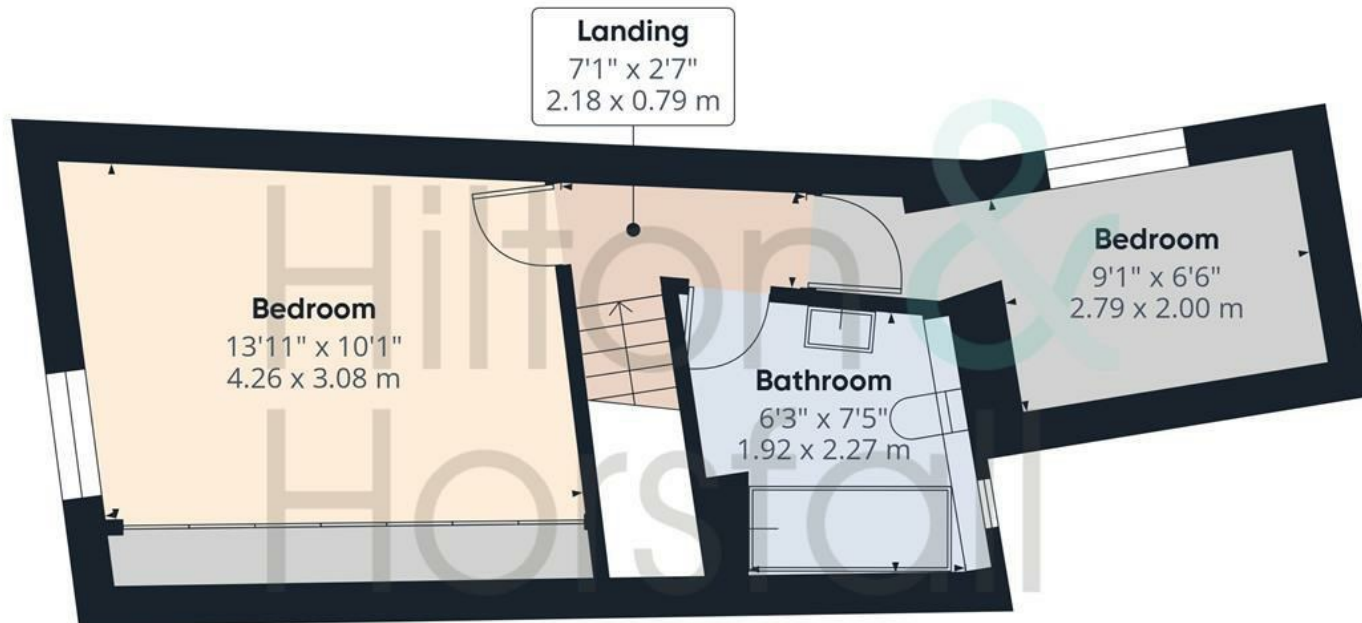
## OUTSIDE

Externally to the rear elevation there is a yard and a separate raised lawn and patio area, superb for use during the summer months.





Ground Floor



Floor 1

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

662 ft<sup>2</sup>

61.5 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>

0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Hilton &  
Horsfall



Hilton &  
Horsfall



# Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

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