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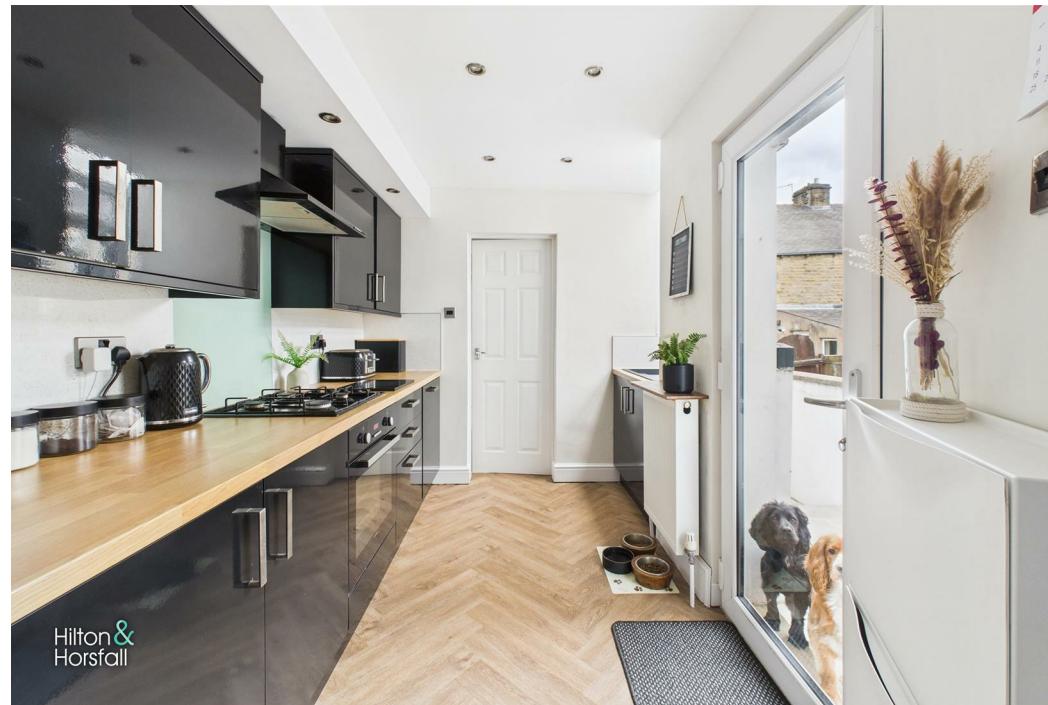
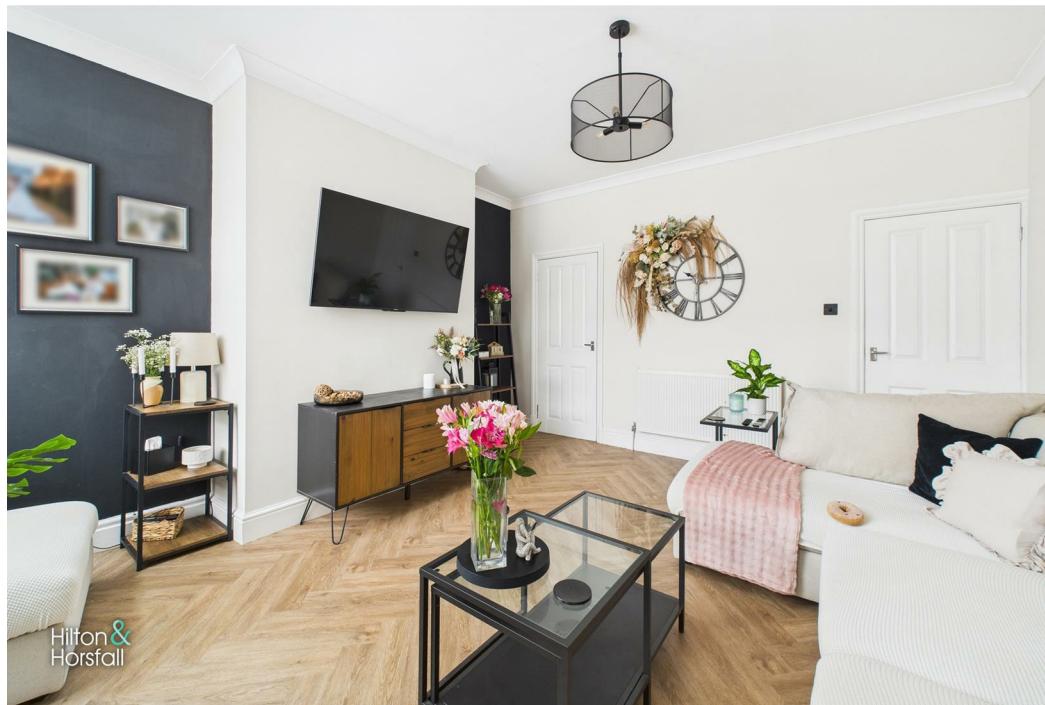
## Louvain Street, Barnoldswick

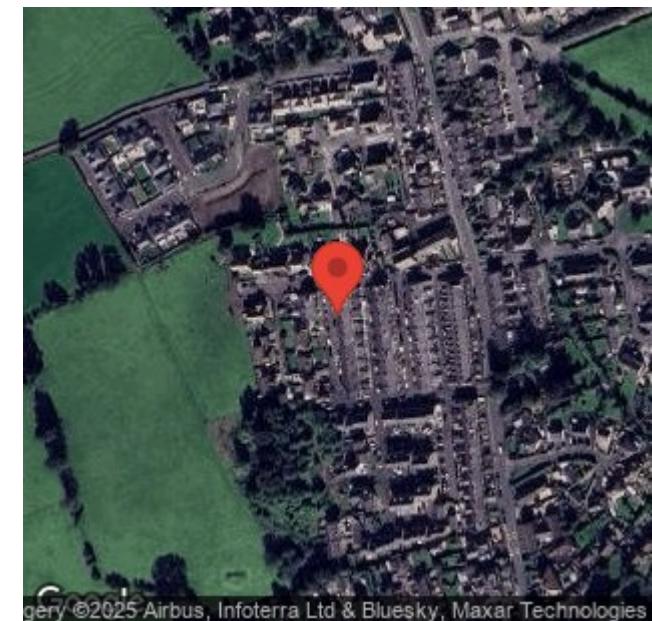
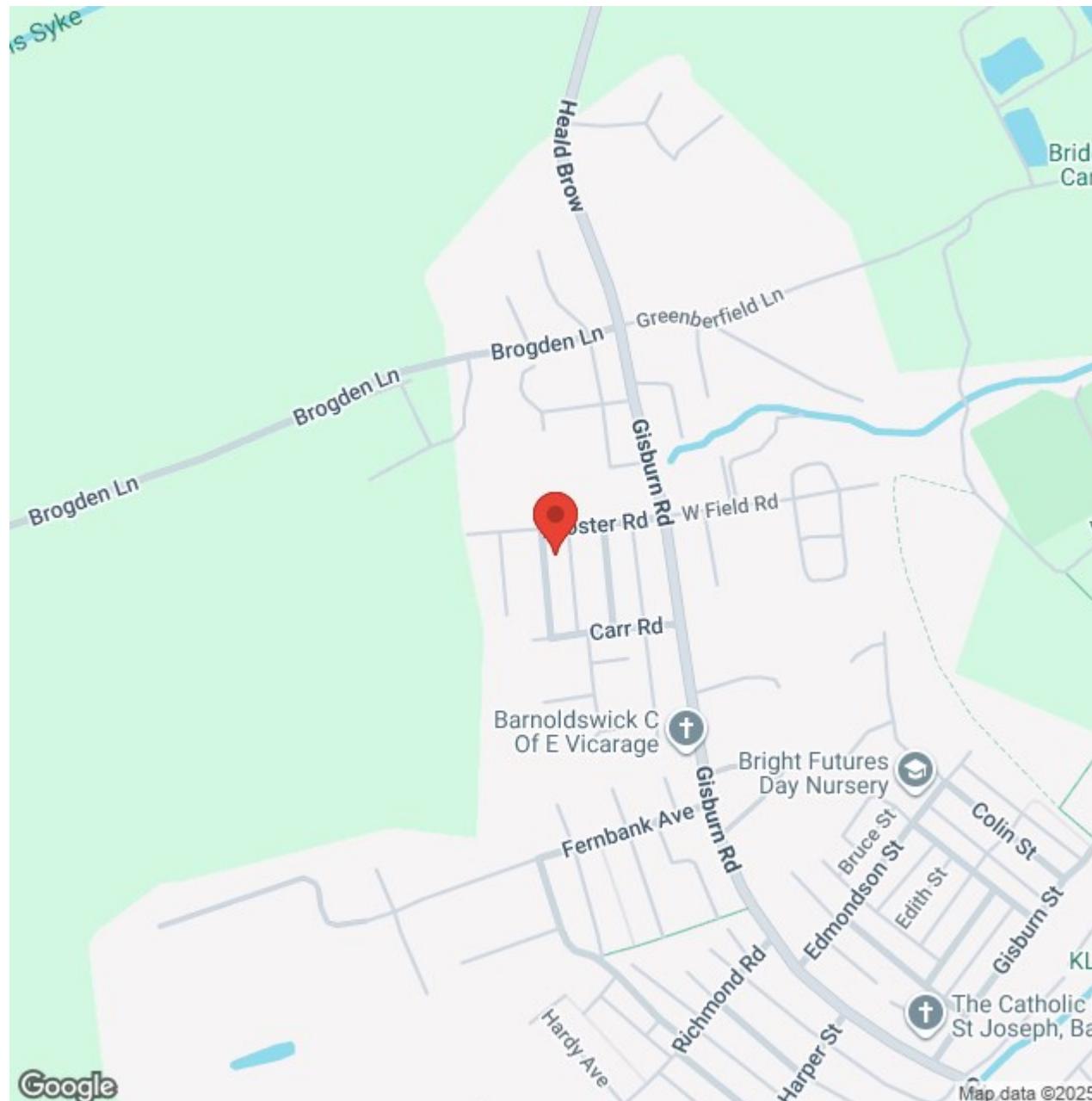
### Offers Over £160,000

- Three-bedroom mid-terrace property
- Two reception rooms including bay-fronted sitting room
- Modern fitted kitchen with utility room & ground floor WC
- Contemporary family bathroom
- Enclosed, low-maintenance rear yard with gated access
- Popular Barnoldswick location close to schools, shops & transport links

A beautifully presented three-bedroom mid-terrace property, ideally located in the popular market town of Barnoldswick. The home combines modern style with traditional character and offers a practical layout suited to first-time buyers, young families, or those looking to downsize. The ground floor features a welcoming hallway, a bay-fronted sitting room, a spacious living room, and a sleek fitted kitchen with adjoining utility room and ground floor WC.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from an enclosed, low-maintenance rear yard with gated access. Situated close to schools, shops, and transport links, this attractive home offers both comfort and convenience in a sought-after location.







# Lancashire

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## GROUND FLOOR

### ENTRANCE HALL

A welcoming entrance hallway that sets the tone for the home with its stylish décor and practical layout. Featuring attractive wood paneling with a contrasting painted finish, the space is both bright and inviting. From here, there is access to the sitting room and living area, with stairs leading to the first floor.

### SITTING ROOM 10'9" x 9'11" (3.30m x 3.03m)

Set to the front of the property, this charming reception room is enhanced by a bay window that floods the space with natural light. The room features a decorative fireplace with exposed brick, creating a cosy focal point, alongside stylish décor that blends modern touches with character. Currently utilised as a versatile space, it works equally well as a lounge, study, or dining area, offering flexibility to suit a variety of lifestyles.

### LIVING ROOM 13'1" x 13'8" (4.01m x 4.17m)

A beautifully presented reception room filled with natural light from the large rear-facing window. Finished in neutral tones with a feature wall, the room offers a warm and inviting atmosphere, perfect for family living or entertaining. The space is complemented by a stylish herringbone-effect floor, modern décor, and a central focal point for a wall-mounted television. The room flows into the kitchen,.

### KITCHEN 9'9" x 6'7" (2.99m x 2.02m)

A sleek and modern fitted kitchen, designed with both style and practicality in mind. Offering a range of glossy wall and base units with complementary work surfaces, the kitchen is complete with an integrated fridge, dishwasher, oven, hob, and extractor fan. The neutral décor and wood-effect flooring continue the home's contemporary theme, while a fully glazed door opens directly to the rear yard.

### UTILITY ROOM 5'11" x 6'5" (1.81m x 1.96m)

Adjoining the kitchen, the utility room provides additional storage and appliance space, keeping the main living areas clutter-free.

### GROUND FLOOR WC 2'10" x 6'6" (0.87m x 1.99m)

A useful convenience comprising a low-level WC and wash basin, finished with modern fittings.

### FIRST FLOOR / LANDING

A bright and well-presented landing space providing access to all three bedrooms and the family bathroom. The neutral décor and stylish finishes create a light and airy feel, with space for decorative touches to add character.

### BEDROOM ONE 10'8" x 13'9" (3.27m x 4.20m)

A generously proportioned double bedroom positioned to the front of the property. Finished in a tasteful décor, the room features a striking panelled feature wall, neutral carpeting, and ample space for freestanding furniture. A large window provides plenty of natural light, making this an inviting and restful retreat.

### BEDROOM TWO 10'0" x 6'6" (3.05m x 1.99m)

A well-proportioned bedroom located to the rear of the property. Currently arranged with fitted wardrobes and a dressing area, this versatile room can be adapted as a guest room, home office, or child's bedroom. A large window provides natural light, making the space feel bright and airy.

### BEDROOM THREE 9'10" x 6'6" (3.01m x 2.00m)

Positioned to the rear of the property, this single bedroom is ideal as a child's room, nursery, or home office. A window allows natural light to flow in, while the room offers flexibility for a variety of uses to suit individual needs.

### BATHROOM 5'9" x 5'3" (1.76m x 1.62m)

A contemporary three-piece bathroom suite comprising a panelled bath with overhead shower and glass screen, a modern wash basin, and low-level WC. Finished with stylish grey tiling and sleek fittings, the space offers a fresh, modern feel, ideal for everyday family living.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/louvain-street>

### LOCATION

Situated on Louvain Street in the heart of Barnoldswick, this property enjoys a convenient position close to a wide range of local amenities. Barnoldswick is a popular market town offering an excellent selection of independent shops, supermarkets, cafés, and restaurants, along with traditional weekly markets. The town is well-served by highly regarded primary and secondary schools, making it a great choice for families. Nearby Victory Park and surrounding countryside provide plenty of opportunities for walking and outdoor activities. Excellent road links offer easy access to neighbouring towns including Colne, Skipton, and Clitheroe, while the M65 motorway is within a short drive, connecting to the wider motorway network and major cities such as Manchester, Leeds, and Preston.

### 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.

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## OUTSIDE

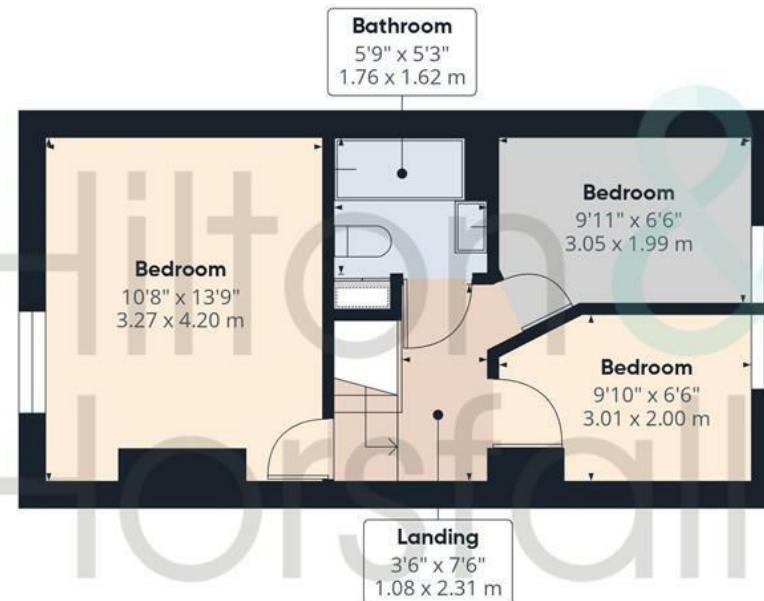
To the rear of the property is a private, low-maintenance yard with paved surfaces and gated access. This enclosed space is ideal for outdoor seating.



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

820 ft<sup>2</sup>

76.2 m<sup>2</sup>



(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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