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For  
Sale



11 Dixon Street  
Barrowford  
Lancashire BB9 8PL

£129,995



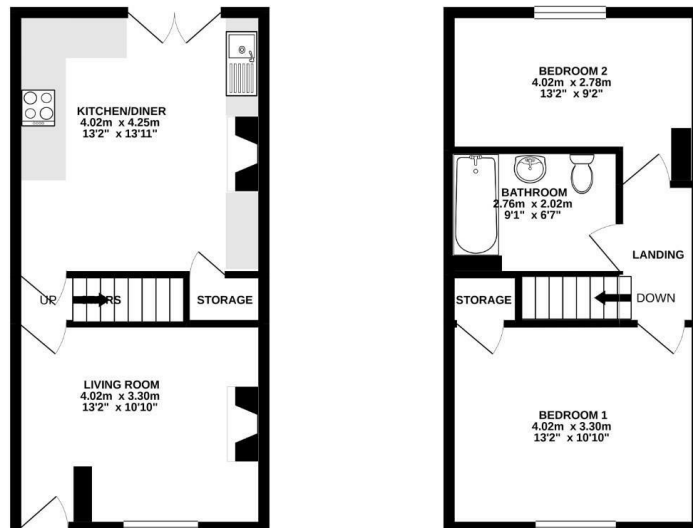
### Key Features:

- Ideal for the First Time Buyer
- Dining Kitchen with appliances
- Upvc Double glazing
- Two bedrooms.
- Viewing advised.
- Lounge
- Rear Garden
- Gas central heating.
- Modern Bathroom Suite
- No Chain

Tenure: Leasehold  
EPC Rating: D  
Council Tax Band: A



## 2 BEDROOM House - Terraced



TOTAL FLOOR AREA: 65.1 sq.m. (700 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any misrepresentation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structure, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Main Description:

**\*\*No Chain\*\***

Attention all first-time buyers and investors. Recently renovated two bedroom terrace located in the highly sought after area of Barrowford. Close to Nelson & Colne College, shops and local bistros & cafes.

Entering the property into the front living room which benefits from a gas fire, uPVC double glazed window, and gas central heating radiator. To the rear is the dining kitchen with fitted wall, base and drawer units with contrasting working surfaces and a range of appliances such as an electric hob, oven, and stainless steel sink/drainier.

On the first floor, there are two double bedrooms and a central bathroom suite comprising a low-level WC, pedestal hand wash basin, and a paneled bath with an overhead shower.

Externally there is a private enclosed rear yard accessed through the patio doors from the kitchen. and a garden area across the back street ideal for those summer BBQ



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property