

Because life is

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Real

205 Gisburn Road
Barrowford
BB9 6JD



For Sale

£175,000

- Immaculately presented Grade II listed cottage
- Pleasant aspect over the park
- Located with walking distance of amenities
- Spacious lounge
- Fitted kitchen

- Two bedroom
- Modern three piece shower room
- Rear garden
- No chain
- Viewing recommended



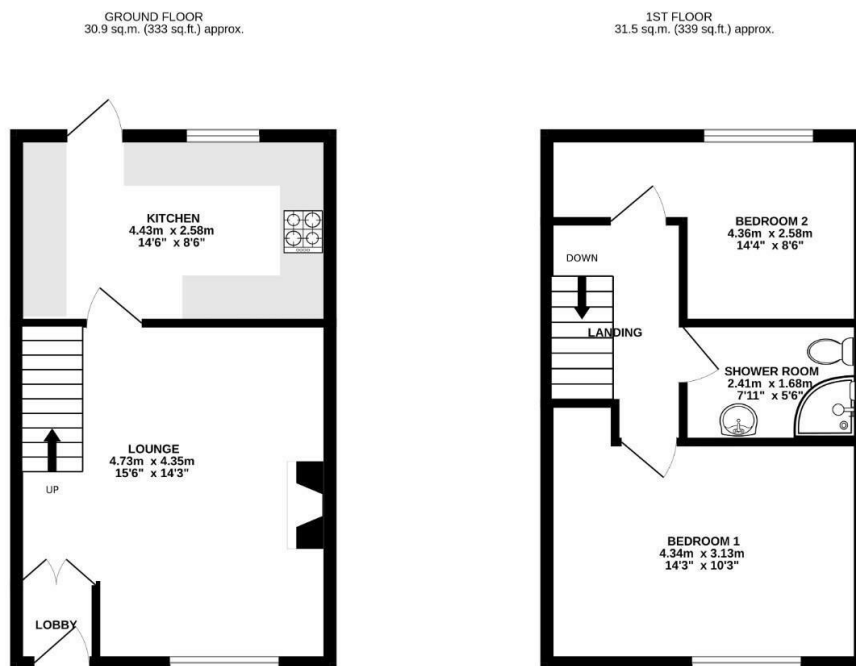
Immaculately presented Grade II Listed stone built cottage overlooking Barrowford park. The property oozes charm and character and is within walking distance to local amenities, primary school and excellent transport networks and offers beautiful views across Pendle Water. An ideal purchase for those wanting to enjoy the benefits of village life and yet be within a commutable distance of the major conurbations of the North West via the M65 motorway which is within five minutes drive away.

The property's accommodation is arranged over two floors and provides plenty of character and charm in the form of mullion windows and beamed ceilings. On the ground floor there is a generous lounge and a fully fitted kitchen which houses an excellent range of fitted wall and base units with contrasting work surfaces & splash backs, gas cooker, wall mounted gas fired combination boiler and stable door with access to the rear garden.

To the first floor is a sizeable master bedroom with views overlooking the park, 2nd bedroom to the rear and a modern three piece shower room.

Externally, the cottage boasts a beautiful landscaped rear garden with lawned area, timber store and patio area.

The property benefits from the modern day comforts of gas fired central heating and double glazing.



TOTAL FLOOR AREA - 62.5 sq.m. (672 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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