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269 Gisburn Road
Barrowford
BB9 6AH



For Sale

£219,000

- Spacious cottage
- Sought after village location
- Ideal for someone downsizing
- Porch, spacious lounge
- Dining room
- Fitted kitchen
- Downstairs room/potential office
- Two double bedrooms
- Three piece shower room
- Garden to the rear



A rare opportunity to acquire a spacious two/three bedroom cottage, situated in a popular residential area in the highly sought after village of Barrowford, this traditional period property occupies a convenient setting being within comfortable walking distance of all village amenities and the M65 motorway is within minutes driving distance providing excellent commuting throughout East Lancashire.

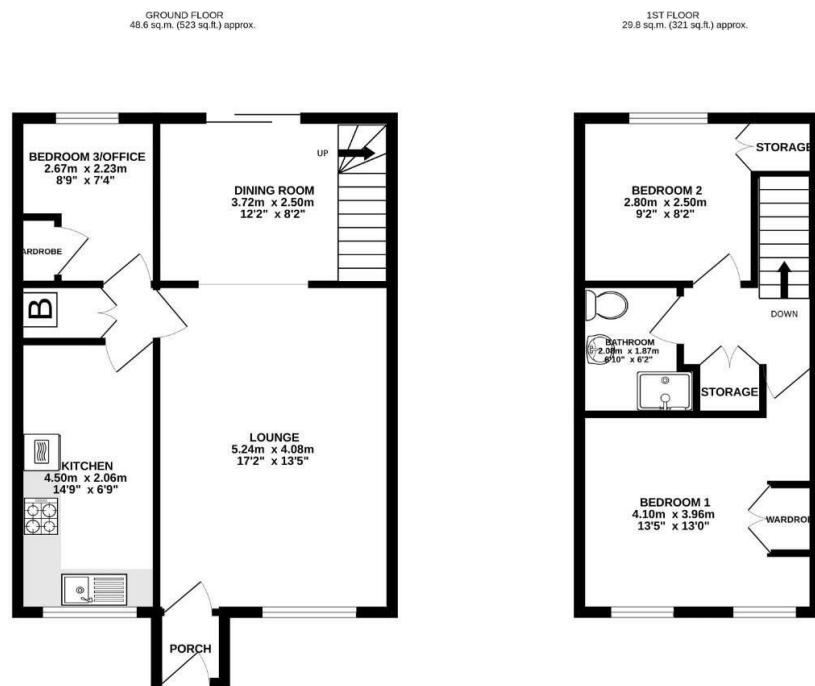
This property is set over two floors and briefly comprises on the ground floor, an entrance porch leading to a spacious lounge with original beamed ceiling and open fire. Through to the rear is a dining room with sliding patio doors to the rear garden. The kitchen housing matching wall, base and drawer units with complimentary work surfaces, splash backs, oven & hob. Storage cupboard with gas fired combination boiler. Completing the ground floor accommodation is a useful room which could be used as Bedroom 3, office or hobby room.

To the first floor are two double bedrooms and there is a shower room housing a three piece suite which comprises a low level WC, wash basin, shower enclosure with shower.

Externally to the front is a small garden area. To the rear is a private tiered well tended to mature garden. With lawn, bedding plants and shrubbery.

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

Viewing recommended and there is no onward chain.



TOTAL FLOOR AREA - 78.4 sq.m. (843 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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 for any prospective purchase. 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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