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26 Wilton Street  
Barrowford  
BB9 8PU



## For Sale

- Spacious mid terrace
- Close To Bull Holme Recreation
- Near to amenities
- Ideal for first time buyer
- Hallway

## Offers In The Region Of £110,000

- Lounge & living room
- Seperate kitchen
- Two bedrooms
- Four piece bathroom
- Yard to the rear



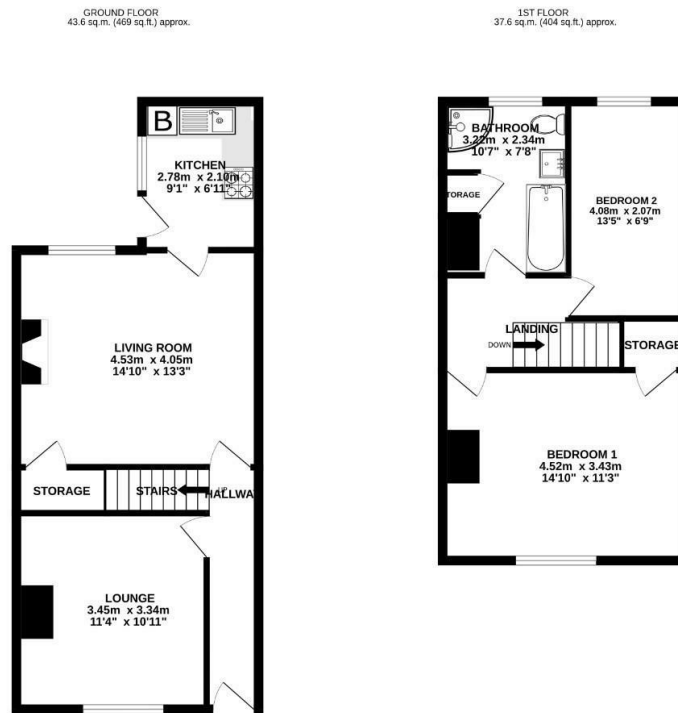
A spacious two bedroom, stone built Victorian terrace property occupying a level position close to Bull Holme recreation fields and within walking distance of local amenities. The property would be an ideal purchase for first time buyers looking to gain a foothold on the property ladder.

On the ground is an entrance hallway accessed via UPVC double glazed door and stairs leading to the first floor. To the front is a good sized lounge, to the rear is a larger living room with gas fire with surround and understairs storage cupboard. Separate fitted kitchen which houses a range of fitted wall, base & drawer units with contrasting worksurfaces, wall mounted gas fired combi boiler, and door providing access to rear yard.

To the first floor is a central landing leading to two generous double bedrooms, situated to the front and rear of the property, the first benefitting from a walk-in, over stair cupboard and a modern four piece shower room in white comprising a low level WC, wash basin with vanity unit, bath and separate quadrant shower cubicle.

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

Externally to the front is on street permit parking for residents and to the rear is an enclosed rear yard with stone built outbuildings.



TOTAL FLOOR AREA: 81.2 sq.m. (874 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, openings, screens 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 here are not been tested and no guarantee as to their operability or efficiency can be given.  
Made and Issued: 2023



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