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2-4 BALDWIN STREET BARROWFORD

£157,950

- * Impressive deceptive end character cottage
- * Luxurious refurbished accommodation
- * Lounge & dining with feature fireplace
- * Superb modern b/fast kitchen & bathroom
- * 3 bedrooms, fantastic landing area
- * Paved patio and PRIVATE PARKING
- * Highly sought-after village location
- * 110 m² (1190 sq ft) approx.



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A wonderful opportunity to acquire a beautifully refurbished substantial end terraced cottage situated in the highly desirable and sought after village of Barrowford, within superb walking distance of Booths supermarket, a range of village amenities and Barrowford Park and only a short drive to the M65 Motorway network and excellent transport links. Formerly two cottages this property now converted has been lovingly restored and transformed by its current owners and offers immaculate and luxurious accommodation throughout and provides fantastic light and airy spaces which are deceptively spacious. The property is enhanced with an impressive modern breakfast kitchen with an array of appliances, excellent cellar storage and a sizeable open lounge and dining room with feature cast iron stove and fireplace and with French doors opening onto the patio. The first floor enjoys three excellent bedrooms, a generous landing with dressing and storage area and an attractive large four piece contemporary bathroom suite. Externally to the front of the property is a lovely enclosed paved patio area, fenced surround and paved area providing desirable off road parking, there are the modern day comforts of double glazing along with the additional installation of 'Nest' smart wireless thermostat heating system and protect wired smoke alarm system, these are just a few brilliant reasons to look further, an internal viewing is highly recommended.

LOCATION: From our Barrowford office proceed left along Gisburn Road in the direction of Higherford, at the mini roundabout turn left onto Halstead Lane; Baldwin Street is the third turning on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE: With hardwood glazed front door leading into kitchen.

DINING KITCHEN: 5.1m x 4.4m (16'9" x 14'6"); impressive sizeable room with a range of modern cream fitted wall, base and drawer units with complementary solid wood working surfaces and tiled splash back and windowsill, stainless steel Flavel dual fuel range cooker set into chimney inset, integral extractor filter canopy and wood beam over, Belfast ceramic sink with brass mixer tap, integrated dishwasher, plumbing for washing machine, space for American style fridge freezer, solid wood breakfast bar, chrome LED recessed spotlighting on dimmer switch with additional pendant lighting, Nest mains wired smoke alarm, wood effect vinyl fitted flooring, wrought iron and wood spindle staircase leading to first floor, understairs storage cupboard, wood door and stone steps leading down to cellar, open archway to:-

LOUNGE: 5.2m x 4.6m (17'0" x 15'2"); beautiful light and airy room with PVC French doors leading out onto patio garden, engineered oak flooring, vertical feature panelled radiator, television point, telephone point, feature fireplace with stone hearth and exposed brick inset with wood beam over housing cast iron Dunsley Eco multi fuel stove, built in wood shelving to alcove area, chrome dimmable light switch, Nest mains wired smoke alarm.

CELLAR: 9.7m x 1.1m (32'0" x 3'5"); with PVC window, wall mounted radiator, built-in racks and storage area, gas meter box, electric consumer unit.





FIRST FLOOR:

LANDING: With solid oak flooring, chrome dimmer light switch, Nest mains wired smoke alarm and heating thermostat control, loft access to first loft area which is partially boarded with Velux window, power and lighting also housing wall mounted combination gas central heating boiler.

BATHROOM: 2.3m x 1.9m (7'8" x 6'1"); recently installed luxurious 4-pce white suite comprising double ended panelled bath with central chrome mixer tap and shower tap fitment over, vanity wash basin and surface surround with chrome mixer tap and built-in drawer unit under, low suite w.c with push button flush, separate double shower enclosure with glazed sliding door housing chrome thermostatically controlled shower with wall mounted body jets and large overhead monsoon shower head, tiled walls, LED chrome recessed spotlighting, extractor fan, vertical panelled radiator, solid oak wood flooring and solid oak wood door with wrought iron latch handle.

SECOND LANDING/DRESSING ROOM: 4.7m x 1.7m (15'4" x 5'6" max, narrowing to 9'3" x 5'3"); fantastic spacious area perfect as a dressing room with superb storage space with chrome LED recessed spotlighting, Nest mains wired smoke alarm, second separate loft access leading to partially boarded area with Velux window.

BEDROOM ONE: 4.0m x 2.8m (13'3" x 9'1"); solid wood flooring, feature exposed stone wall with wood beam over, LED recessed spotlighting with chrome dimmer light switch, television and Sky points, solid oak wood door with wrought iron latch handle.

BEDROOM TWO: 3.4m x 2.6m (11'0" x 8'5"); solid wood flooring, vertical panelled radiator, LED recessed spotlighting with chrome dimmer switch, solid oak wood door with wrought iron latch handle, pleasant elevated rooftop outlooks and views over neighbouring towns.

BEDROOM THREE: 3.5m x 1.8m (11'4" x 6'0"); solid wood flooring, LED recessed spotlighting with chrome dimmer switch, solid oak wood door with wrought iron latch handle.

OUTSIDE: To the front of the property is a lovely enclosed stone paved patio area with 3 fisherman lights, timber fencing surround and side gate access, there is an additional stone paved area to the side of this providing desirable private off road parking.

HEATING: Gas fired hot water central heating complemented by a variety of hardwood double glazed windows and PVC French doors.

EXTRAS: The property has been fully rewired in 2015. Additionally the property is installed with 'Nest' Learning Thermostat with the heating system and 'Nest' Protect mains wired smoke alarm system.

SERVICES: Mains water, gas, electricity and drainage are connected.

VIEWING: By appointment with our office. **ENERGY PERFORMANCE:** The energy rating for this property is D.





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