

8 DIXON STREET
BARROWFORD
BB9 8PL

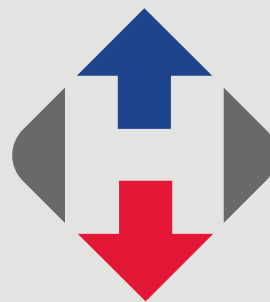
£99,950



- Garden fronted mid terrace house
- Delightful private rear garden
- Lounge, dining room & kitchen
- Requires modernisation throughout
- 2 spacious bedrooms; no onward chain
- Large 3-pce bathroom
- Popular location on the outskirts
- 76 m² (817 sq ft) approx.

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This garden fronted stonebuilt mid terrace situated on Dixon Street is positioned in a popular location on the outskirts of Barrowford village, within excellent walking distance to many local amenities including shops, primary school and park and superbly convenient for local transport networks including the M65. The house is deceptive and provides well appointed accommodation which now requires modernisation throughout and offers superb potential to enhance further to realise its full potential. There are two spacious bedrooms and a large three piece house bathroom on the first floor with a generous lounge and dining room and kitchen on the ground floor. Externally the property boasts a delightful private good sized rear garden. It is being offered to market with no onward chain and would ideally suit an investor or first time buyer. Early viewing is highly recommended.



LOCATION: From our Barrowford office proceed left along Gisburn Road, take the fourth right turning onto Lee Street and continue to the end of the road and then turn left onto Pendle Street. Take the first right onto Wilkinson Street which leads on into Dixon Street, the property is situated on the right hand side.

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

ENTRANCE VESTIBULE: With wood external front door, internal wood glazed door.

DINING ROOM: 4.5m x 3.3m (14'10" x 10'9"); with built-in cupboards to alcove area, inner door and staircase leading to first floor.

LOUNGE: 4.5m x 4.2m (14'10" x 13'11"); with fireplace surround, telephone point, understairs storage cupboard with staircase leading down to cellar storeroom.

KITCHEN: 4.2m x 1.9m (13'11" x 6'2"); white wood-finish wall and base units with complementary laminate working surfaces, stainless steel sink and double drainer unit, plumbing for washing machine, electric cooker

point, wood external door.

FIRST FLOOR:

LANDING:

BEDROOM ONE (front): 4.5m x 3.3m (14'10" x 10'9"); with built-in wardrobe/cupboard, also housing loft access.

BEDROOM TWO: 4.3m x 2.1m (14'2" x 6'11").

BATHROOM: 3.4m x 2.3m (11'3" x 7'6"); large 3-pce suite comprising corner bath with electric shower over, low suite w.c., pedestal wash basin, built-in cupboard also housing hot water tank, electric wall heater, part tiled walls.

OUTSIDE: Front garden forecourt and to the rear is a stone paved yard with boundary wall and rear gate access leading across alley to adjoining good-sized garden, which currently requires further landscaping with large timber shed and fencing surround.





HEATING: Individual electric wall heaters complemented by partial sealed unit double glazing in PVC frames and some single wood units.

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

COUNCIL TAX BAND A.

EPC: The energy efficiency rating for this property is F.

VIEWING: By appointment with our office.

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