

14 GISBURN ROAD
BARROWFORD
BB9 8NB

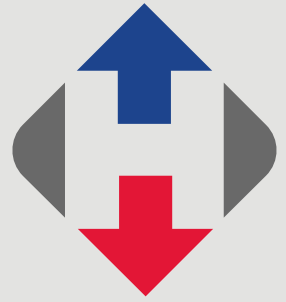
Offers over £85,000



- Pleasant stonebuilt terrace cottage
- Delightful private rear garden
- Spacious dining kitchen & lounge
- Requires modernisation throughout
- 2 double bedrooms – potential for 3
- 3-pce bathroom; no onward chain
- Convenient location within village
- 69 m² (741 sq ft) approx.

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A spacious stonebuilt mid terrace cottage situated on Gisburn Road, a favoured and convenient location on the outskirts of Barrowford village and within excellent walking distance to many local amenities including shops, primary school and park and a stones throw to local transport networks including the M65. The cottage 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 double bedrooms, with the possibility to create three and a house bathroom on the first floor with a generous lounge and dining 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 encouraged.



LOCATION: From our Barrowford office, proceed left along Gisburn Road. Number 14 is situated on the left hand side.

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

ENTRANCE HALL: With PVC front door, internal wood door with staircase leading to first floor, wood glazed door through to lounge.

LOUNGE: 4.1m x 3.8m (13'4" x 12'6"); with darkwood surround fireplace with marble inset and hearth housing gas fire, television point, telephone point, understairs storage cupboard, built in cupboard and shelving in alcove area.

DINING KITCHEN: 4.5m x 3.6m (14'10" x 11'8"); with a dark wood effect range of wall and base units with laminate work surfaces, tiled splash back, stainless steel single sink drainer unit, plumbing for washing machine, gas cooker point, exposed red brick fireplace surround with wooden mantle over, rear door to outside.

FIRST FLOOR:

BEDROOM ONE: 4.9m x 4.1m (15'11" x 13'4"); with staircase leading straight into room.

INNER LANDING: With loft access.

BEDROOM TWO: 3.5m x 2.3m (11'6" x 7'8"); pleasant outlooks over rear garden.

BATHROOM: With 3-pce suite comprising low suite w.c., pedestal wash basin, bath with shower over, part-tiled walls, cupboard housing hot water tank.





OUTSIDE: To the rear there is a delightful good sized landscaped garden which is not overlooked, partly laid to lawn with stone flagged pathway and mature pleasant planted borders with timber store, boundary hedging and timber fencing surround. There is separate side access at the end of the row of cottages.

HEATING: Individual gas fire complemented by majority sealed unit double glazing in PVC frames.

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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