

27 DAVID STREET
BARROWFORD
BB9 6HL

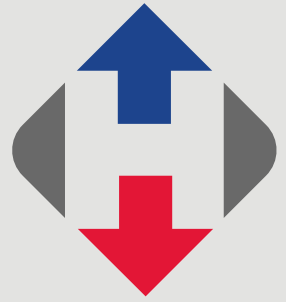
£80,000
No Chain



- Attractive back-to-back cottage
- Excellent well appointed accomm.
- Delightful lounge; modern kitchen
- Spacious attic room & useful cellar
- Double bedroom with fitted wardrobes
- Superb generous modern bathroom
- Tucked away with pleasant aspects
- Easy potential to convert to 2 bedrooms

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Discreetly positioned in a quiet location on David Street, this delightful stone built, back-to-back cottage enjoys easy access to the amenities of the sought after village of Barrowford. Within walking distance of Booths supermarket, Pendle Water, Barrowford Park & heritage site and a stone's throw to local transport networks, including the M65. The property is well appointed providing attractive accommodation throughout which includes the modern day comforts of gas fired central heating and PVC double glazing. There is an excellent lounge area with access to useful cellar storage and a separate fitted kitchen with oven and hob. To first floor is a generous double bedroom with fitted wardrobes and a sizeable modern 3-piece bathroom suite in white with shower. In addition is a superb attic room with velux window which offers great potential and flexibility. The cottage would be perfect for the first time buyer, investor or anyone looking for hassle free move. Early viewing is highly recommended



LOCATION: From our Barrowford office travel along Gisburn Road in the direction of Higherford, at the mini roundabout turn left onto Halstead Lane, David Street is the first turning on the right hand side, follow the road around and number 27 is discreetly situated towards the top on the left hand side.

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

ENTRANCE: With PVC external door.

KITCHEN: 3.0m x 1.9m (9'10" x 6'4"); attractive dark oak wood effect fitted wall and base units with complementary high gloss laminate working surfaces, tiled splashback, integrated stainless steel electric oven with 4-ring gas hob, extractor filter canopy over, stainless steel single sink drainer unit with mixer tap, plumbing for washing machine, wooden flooring, pleasant open outlook, staircase leading to first floor.

LOUNGE: 4.7m x 4.4m (15'5" narrowing to 8'5" x 14'7" narrowing to 7'4"); L-shaped room with coved cornicing, built-in cupboards to alcoves housing service

meters, wooden flooring, coal effect Living Flame gas fire with stone hearth, television point, telephone point, private outlooks, door leading to:-

CELLAR STORE: stone steps lead down to a useful storage area with the benefit of lighting and a radiator.

FIRST FLOOR:

LANDING:

BEDROOM: 4.7m x 2.5m (15'6" x 8'4"); wall light points, television point, attractive open outlook, a range of fitted wooden wardrobes.

BATHROOM: 3.7m x 2.7m (12'2" x 8'9" narrowing to 5'7"); sizeable modern 3-piece suite in white comprising corner panelled bath with chrome mixer tap and wall mounted electric shower over, pedestal wash basin with mixer tap, low suite w.c. with push button flush, tiled effect laminate flooring, built-in storage cupboard housing wall mounted combination gas central heating boiler.





part tiled walls, door and shallow staircase, leading up to:-

ATTIC ROOM: 5.0m x 3.4m (16'3" x 11'0" with some limited headroom); Velux window, feature beams to ceiling.

HEATING: Gas fired hot water central heating complemented by 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 E.

VIEWING: By appointment with our office.

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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