

30 NORA STREET
BARROWFORD
BB9 8NT

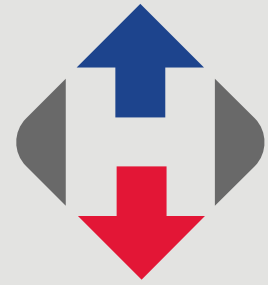
£152,500



- Beautiful stonebuilt terrace
- 2 good-sized bedrooms plus attic room
- Short walk away from local amenities
- Spacious lounge & kitchen diner
- Modern 3-piece shower room
- Private rear yard with storage shed
- Gas CH & double glazing
- 89 m2 (960 sq ft) approx.

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A stunning stonebuilt terrace offering spacious living accommodation in the popular village of Barrowford. This home is ready to move straight into so is perfect for first time buyers, small families and investors. Barrowford offers excellent transport links due to its position with direct access to the M65 motorway providing easy access to Colne, Burnley and Manchester.



Accommodation comprises a lounge, kitchen diner, two bedrooms plus attic room and 3-piece shower room. There is an attractive yard to the rear.

LOCATION: Entering Barrowford from the M65 direction, drive past Nelson & Colne College then take a left onto Nora Street. Continue along the road, passing 2 junctions and number 30 is situated on the right-hand side.

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

ENTRANCE: Through part-glazed composite external door into:

LOUNGE: 4.2m x 4.9m (13'9" x 15'11"); with large window to front, feature limestone fireplace housing gas fire, television point, coved cornicing, feature panelled wall and staircase to first floor landing.

DINING KITCHEN: 4.2m x 3.4m (13'9" x 11'2"); with a range of fitted base and matching wall units with complementary work surfaces, stainless steel one bowl sink unit with mixer tap and drainer, tiled splashback, 4-ring induction hob with extractor over, electric oven, space for fridge-freezer, plumbing for a washing machine,

understairs storage cupboard with venting for a tumble dryer, laminate flooring, combination central heating boiler housed in cupboard and part-glazed composite stable door to rear yard.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.3m x 3.9m (14'1" x 12'8"); with coved cornicing.

BEDROOM TWO: 2.3m x 3.1m (7'8" x 10'2"); with coved cornicing and access to staircase leading to attic room.

SHOWER ROOM: 3-piece suite comprising a walk-in shower enclosure with thermostatic shower with rainfall showerhead and separate handheld showerhead, low level w.c. with push button flush and vanity wash-hand basin with 2 drawers under and cupboard over, towel rail and laminate flooring.

ATTIC ROOM: 3.8m x 3.9m (12'5" x 12'9"); with Velux window and eaves storage.





OUTSIDE: To the rear is a good-sized yard with double power socket, outside tap, gate and storage shed.

HEATING: Gas fired hot water central heating system complemented by double glazed windows.

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

COUNCIL TAX BAND A.

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

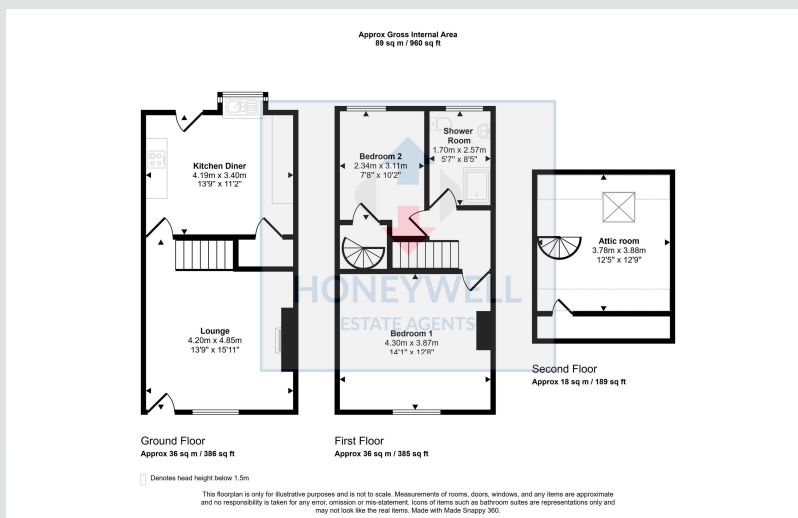
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VIEWING: By appointment with our office.



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



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