



2 Grove Street, Barrowford, Lancashire

BB9 8PW



PROPERTY DESCRIPTION

Having the advantage of a truly delightful garden at the rear, this extremely appealing end terraced house is located in the highly sought after village of Barrowford and is strongly recommended for an early viewing as not to be missed. Providing well proportioned living space, this beautifully presented home would be a perfect starter home for first time buyers or buyers with a growing family as it is within comfortable walking distance to St Thomas C.E. Primary School, which has a 2023 Ofsted rating of outstanding, as well as being within easy reach of boutique shops, cafes, Booths Supermarket and Barrowford Park.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises a good sized and extremely pleasant living room, featuring a marble fireplace fitted with a living flame gas fire and an open staircase. The large kitchen allows ample space for a dining table and is fitted with painted wood fronted units with a built-in Rangemaster cooker. There are three decent sized first floor bedrooms, the largest having built-in wardrobes, and a shower room, tastefully furnished and fitted with a modern three piece white suite.

The enclosed garden at the rear is an extremely desirable and advantageous attribute, and has a paved patio directly behind the house with the remainder being lawned with a raised decked patio and surrounding garden beds. There is a store room attached to the house and a lovely timber garden room, which could be utilised as a home office.

FEATURES

- Extremely Appealing End Terr House
- Highly Desirable Village Location
- Well Proportioned & Beautifully Pres'd
- Good Sized, Attractively Furb'd Living Rm
- Large Dining Kitchen with Range Cooker
- 3 Decent FF Beds - 1 with Ftd W'robes
- Fabulous Shower Rm - Double Size Shower
- Delightful Garden with Garden Room
- PVC DG & Gas CH - Perfect for FTB's
- Early Viewing Strongly Rec – No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed, frosted glass entrance door, with a pvc double glazed window light above, opening into the living room.

Living Room

19' 7" reducing in stages to 14' 2" into alcoves x 12' 4" (5.97m reducing in stages to 4.32m into alcoves x 3.76m)

This extremely pleasant room features a modern fireplace, fitted with a living flame gas fire, and is laid with wood effect laminate flooring. It also has a pvc double glazed window, two radiators, an open staircase, with a spindled balustrade, and a useful under-stairs storage cupboard, which has an electric light and wall mounted coat hooks.

Dining Kitchen

16' 1" reducing to 13' 2" x 14' 8" (4.90m reducing to 4.01m x 4.47m)

A particularly impressive asset of this delightful dwelling, the large, very attractively furnished kitchen allows ample space for a dining table and is equipped with a good range of painted wood fronted units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink. It also includes a superior quality Range Master cooker, with an extractor hood over, has plumbing for a washing machine, space for a condenser tumble dryer, tiled floor, pvc double glazed window, radiator and downlights recessed into the ceiling. The gas condensing combination central heating boiler is concealed in a cupboard matching the units and there is a pvc double glazed external door, leading out to the rear garden.

First Floor

Landing

Spindled balustrade and access to the loft space.

Bedroom One

12' 4" x 8' 10" to wardrobe fronts (3.76m x 2.69m to wardrobe fronts)

This double room has wardrobes, cupboards and shelving built into the chimney breast alcoves, a pvc double glazed window and a radiator.

Bedroom Two

14' 9" x 7' 0" (4.50m x 2.13m)

This second, good sized double room has a pvc double glazed window, which overlooks the lovely garden at the rear.

Bedroom Three

11' 9" x 8' 8" reducing to 6' 1" (3.58m x 2.64m reducing to 1.85m)

This large single or small double room has a radiator and pvc double glazed window.

Shower Room

Tastefully furnished with a stylish three piece white suite, comprising a double sized, fully tiled, walk-in shower, with a fixed 'rainfall' style shower head and an additional flexible shower head, a w.c. and a wash hand basin, with a cupboard below and mirror fronted cabinet above. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail and wood finish laminate flooring.



Outside

Rear

One of the most desirable and alluring aspects of this extremely appealing home is the beautiful, enclosed garden at the rear, which consists of two paved patios, a lawn, raised decked seating areas and a raised, chopped slate covered bed. There is an outbuilding, with an electric light, attached to the back of the house and a garden shed, which has electric power and could be utilised as a home office. The garden is surrounded by attractive and substantial fencing and has a cold water tap.

Directions

If travelling through Barrowford from the direction of Gisburn or Barnoldswick, along the A682/Gisburn Road, go past Booths Supermarket on the right, continue straight on through the main shopping area in the village, then past the Euronics Appliance Store on the right, then take the next right turn into Lee Street and Grove Street is on the right off Lee Street.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

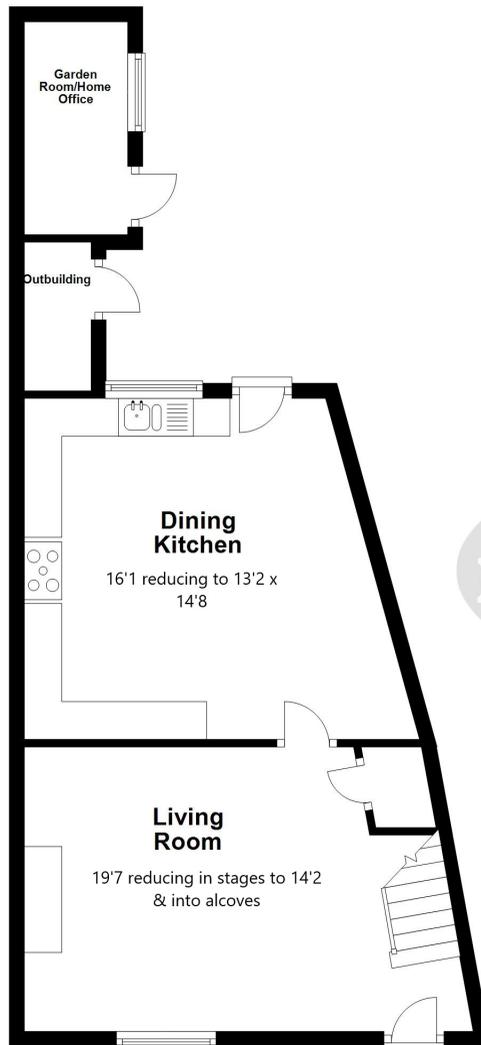
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

Ground Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



Total area: approx. 85.1 sq. metres (916.1 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

