



Falcon & Foxglove

38 Church Street, Barrowford BB9 6EB



A rare opportunity to purchase this lovingly restored character property dating back to 1836. The semi-detached property consists of a spacious double lounge, fitted kitchen, two large bedrooms, bathroom, private parking, coal shed and seating area.

Offered with no chain, the property is located in the village of Barrowford and within walking distance of local shops, well regarded eateries and the local park. There are good transport links to Burnley & Pendle and access within a couple of minutes to the M65 Motorway network.

The property has many original features such as open brick fireplace, exposed wood beams, wood doors, European oak flooring and open staircase but does have modern home comforts.

- **Two Large Bedrooms**
- **Double Space Lounge**
- **Fitted Kitchen**
- **Traditional Features**
- **Private Parking**
- **Character Property**
- **Village Location**
- **Council Tax Band B**
- **Leasehold (800+ Years)**
- **No Chain**

£235,000



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

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Double Sized Lounge
5.77m x 4.84m (18ft 11" x 15ft 10")

Two Georgian wood windows to the front of the property

European oak wood flooring

Feature original brick fireplace with open fire

Exposed Wood beams

Feature open staircase

Central heating radiator

Under stairs storage cupboard

TV & telephone points



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Kitchen

4.76m x 3.94m (15ft 7" x 12ft 11")

Double glazed window and door to the rear of the property

Fitted Howdens wall and base unit kitchen

Wooden work surfaces

Stainless steel sink unit

Integrated electric oven and gas hob with cooker hood over

Tiled flooring

Feature brick fireplace with wood burning stove

Plumbing for automatic washing machine and dishwasher

Under stairs storage cupboard with boiler

Central heating radiator



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Landing

4.39m x 1.31m (14ft 4" x 6ft 3")

Double glazed window to the side of the property

Bedroom One

4.93m x 4.30m (16ft 2" x 14ft 1")

Two Georgian wood windows to the front of the property

Carpeted flooring

Exposed Wood beams

Two central heating radiators

TV point

Wardrobe space



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Bathroom

2.87m x 1.49m (9ft 4" x 4ft 10")

Double glazed frosted window to the side of the property

Panelled bath with thermostatic shower over

Vanity unit with hand wash basin and low level w.c.

Tiled flooring

Central heating radiator



Bedroom Two

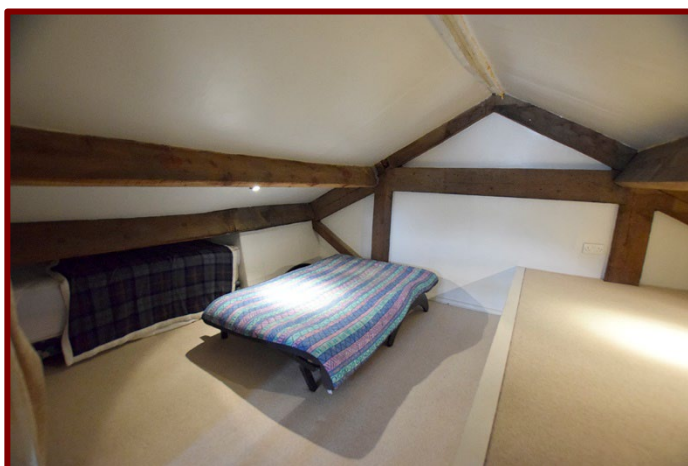
6.68m x 4.45m (21ft 11" x 14ft 7")

Double glazed window to the side of the property

Carpeted flooring

Built in storage space

Central heating radiator



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Exterior

Seating Area

Private Parking



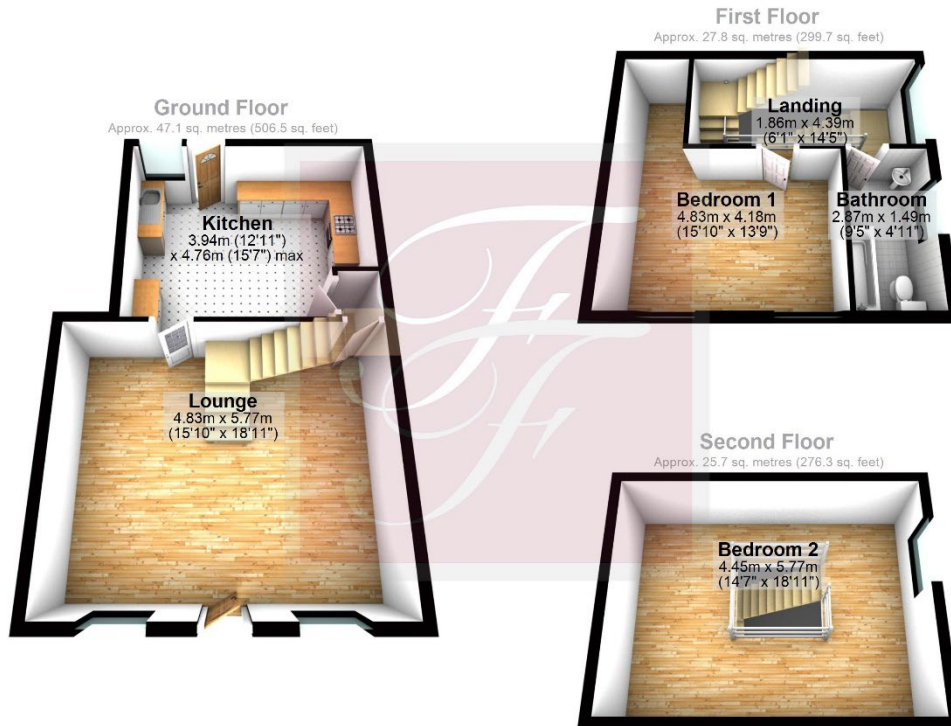
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Total area: approx. 100.6 sq. metres (1082.5 sq. feet)

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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