



# Falcon & Foxglove

**Rear of 40 Church Street, Barrowford BB9 6EB**



Situated in the village of Barrowford is this well presented back-to-back cottage. Comprising of open plan living area, bedroom and bathroom. The property benefits also from double glazing & gas central heating.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Open Plan Living**
- **Bedroom**
- **Bathroom**
- **Village Location**
- **Freehold**
- **EPC Rating D**
- **Council Tax Band A**
- **No Chain**

**£140,000**



**Falcon & Foxglove Estate Agents Limited,  
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**Open Plan Living**  
**Overall 4.89m x 4.01m (16ft 0" x 13ft 1")**

**Lounge Area**

Double glazed window to the front of the property

Feature stone fireplace with Wood burner style gas fire

Carpeted flooring

Central heating radiator

TV & telephone points



**Kitchen Area**

Double glazed window to the front of the property

Howdens kitchen units with solid wood work top and feature wood floor

Stainless steel sink unit

Integrated electric oven hob and stainless-steel cooked hood

Plumbing for automatic washing machine

Tiling in splash back areas



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### Landing

2.66m x 1.51m (8ft 8" x 4ft 11")

Carpeted flooring

Oak Spindled staircase

### Bedroom

3.97m x 3.32m (13ft 0" x 10ft 10")

Double glazed window to the front of the property

Carpeted flooring

Original oak beam

Fitted wardrobes

Central heating radiator



### Bathroom

2.27m x 1.18m (7ft 5" x 3ft 10")

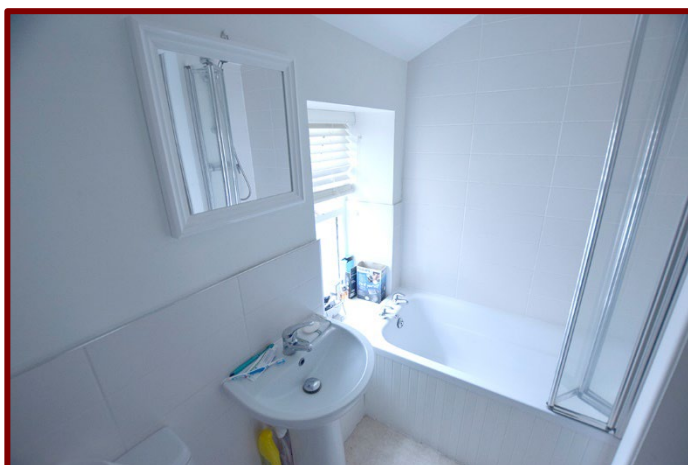
Double glazed frosted window to the front of the property

Panelled bath with thermostatic shower over

Pedestal hand wash basin and low level w.c.

Vinyl flooring

Ideal combi boiler



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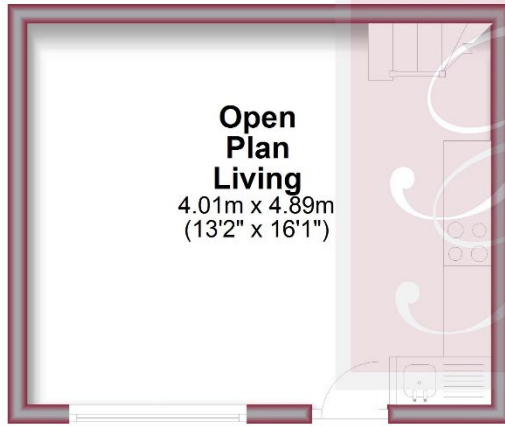
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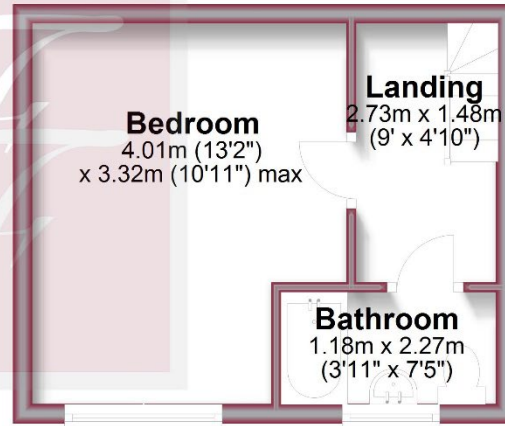
## Ground Floor

Approx. 19.6 sq. metres (211.4 sq. feet)



## First Floor

Approx. 19.6 sq. metres (211.4 sq. feet)



Total area: approx. 39.3 sq. metres (422.7 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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