



14 Butterfield Street, Barrowford Nelson  
BB9 6EH



## PROPERTY DESCRIPTION

We offer a 'back to back' mid terrace home, found in the heart of Barrowford village, that recently underwent a complete scheme of refurbishment.

Immaculately presented throughout, the property comprises of a modern open plan living room/kitchen with eye catching contemporary units and integrated appliances, two bedrooms to the first floor and a modern three piece bathroom with shower over bath.

Deposit - £695.00

EPC - C

Early viewing a must!



## ROOM DESCRIPTIONS

### Butterfield Street, Barrowford

#### Introduction

!! Impressively refurbished throughout !!

This 'back to back' mid terrace home is found in the heart of Barrowford village and has undergone a complete scheme of refurbishment and is now the ideal first home.

With immaculately presented accommodation the property comprises of: modern open plan lounge/kitchen with eye catching contemporary units and integrated appliances, two bedrooms to the first floor and a modern three piece bathroom.

Warmed by gas central heating that is ran from a brand new combination boiler. Upvc double glazed windows.

Early viewing is considered a must!

The accommodation comprises of:

#### Ground Floor

##### Entrance Hallway

Upvc double glazed door to the front, staircase off leading to the first floor and doorway through to:

##### Living Space

16' 3" x 13' 1" (4.95m x 4.00m) A generous room which is open with the kitchen and has staircase off leading to the first floor.

##### Kitchen

A fitted range of modern contemporary wall and base units that boast a rolled edge working surface that incorporates a one bowl stainless steel sink and drainer. There is an impressive range of 'Lamone' appliances including: 4 ring gas hob and oven, extractor hood, fridge, dishwasher and wine cooler. There is space for an automatic washing machine, splash back tiling to compliment and a wall mounted combination central heating boiler.

#### First Floor

##### Bedroom One (Front)

7' 3" x 9' 6" (2.20m x 2.90m) with Upvc double glazed window to the front and a radiator.

##### Bedroom Two

7' 3" x 5' 11" (2.20m x 1.80m) with upvc double glazed window to the front and radiator.

##### Bathroom

An eye catching and modern three piece bathroom suite comprising of a low level W/C, pedestal wash basin and a panelled bath with shower over. Splash back tiling to compliment and a chrome ladder radiator.

