



12 Butterfield Street, Barrowford Nelson  
BB9 6EH



## PROPERTY DESCRIPTION

!! 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.

Immaculately presented accommodation situated over three storeys comprising of an entrance hallway, modern open plan lounge/kitchen with eye catching contemporary units and integrated appliances, double bedroom and modern three piece bathroom with shower over bath to the first floor with an office space having a staircase off leading to the attic bedroom.

EPC - C

Deposit - £695.00

## FEATURES

- Impressively refurbished throughout
- 'Back to back' mid terrace home
- Found in the heart of Barrowford village
- Having just undergone a complete scheme of refurbishment
- Eye catching open plan reception room
- Modern contemporary kitchen units with a range of integrated appliances
- Two bedrooms - one being an attic room
- Modern three piece bathroom suite
- EER - C
- Deposit - £695





## ROOM DESCRIPTIONS

### Butterfield Street, Barrowford

#### 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' 5" x 13' 3" (5.00m x 4.03m) A generous room which is open with:

##### 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)

10' 2" x 6' 11" (3.10m x 2.10m) with Upvc double glazed window to the front and a 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.

##### Office Space

with space for a desk and having a staircase off with glass balustrade leading to the first floor.

#### Second Floor

##### Bedroom Two

6' 11" x 5' 3" (2.10m x 1.60m) with 'velux' ceiling light and radiator.