

£129,995 Freehold



25 Gisburn Road, Barrowford, Nelson,
Lancashire BB9 8ND



PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! Situated on the ever popular Gisburn Road, Barrowford, we offer a double fronted, three bedroom end terrace cottage, ideal for anyone looking for their first home. The property is well presented throughout, and offers accommodation comprising of: a welcoming living room, leading to a fully fitted kitchen and further dining room whilst to the first floor are 2 double bedrooms, 1 single bedroom and an eye catching 4 piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. Two private parking spaces to the rear. Council Tax - Band B. EPC - D. Early viewing is considered a must!

FEATURES

- Ideal for anyone looking for their first home
- Popular location, close to the Barrowford shops
- A short drive away from the local motorway network
- Offered for sale with no onward chain
- Large sitting room
- Fully fitted kitchen, and separate dinning room
- Three first floor bedrooms - two being comfortable doubles
- Eye catching four piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - D
- Council Tax - Band B
- Two private parking spaces to the rear
- Early viewing is considered a must!





ROOM DESCRIPTIONS

GROUND FLOOR

LIVING ROOM

5.1m x 4.3m (16' 9" x 14' 1")

DINNING ROOM

5m x 4.7m (16' 5" x 15' 5") incorporating the kitchen

KITCHEN

FIRST FLOOR

BEDROOM 1

4.5m x 3.1m (14' 9" x 10' 2")

BEDROOM 2

4.4m x 2.7m (14' 5" x 8' 10")

BEDROOM 3

3.5m x 2.3m (11' 6" x 7' 7") Max measurement.

BATHROOM

FURTHER INFORMATION

Further Information

The property is on a freehold title.

Mobile and broadband services are offered by a number of companies, and ultrafast is available.

The property is located in an area considered to be high risk for surface water flooding, with the yearly chance of flooding between 2036 and 2069, considered high.

EPC - D.

Council Tax - Band B

