

1-3 James Street, Barrowford, BB9 6HR
Offers over £170,000
Council Tax Band:



Spacious family home formed from two back-to-back cottages nestled in a prime location just moments from Booths supermarket, popular local bistros, and cosy cafés, this unique and spacious family home is the result of two characterful back-to-back cottages being thoughtfully combined.

Transport links are exceptional, with convenient connections to Manchester, Burnley, and scenic routes over the tops towards Barnoldswick and Skipton, perfect for commuters.

As you approach the property, you're welcomed by a beautifully paved courtyard—a private and peaceful oasis ideal for relaxing during warm summer evenings.

Step inside to discover a stunning kitchen/diner, thoughtfully arranged in a horseshoe layout with matching wall, base, and drawer units topped with rich solid wood worktops. The spacious central area offers ample room for a generous family dining table, making it the heart of the home.

The living room is warm and inviting, featuring a charming multi-fuel burner that serves as the perfect focal point. A glass uPVC door opens directly into the courtyard, seamlessly blending indoor and outdoor living.

Upstairs, you'll find three well-proportioned bedrooms—two doubles and a generously sized single—offering comfortable and flexible accommodation for families or those working from home.

The family bathroom is a stylish four-piece suite comprising a low-level WC, a cabinet-mounted hand wash basin, a paneled bath, and a separate shower, combining both functionality and elegance.

This rare and characterful home offers a wonderful blend of traditional charm and modern comfort in an unbeatable location.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	