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For
Sale



46 Carr Hall Road
Barrowford
Barrowford BB9 6BX

£129,000



The property comprises an imposing stone built bay fronted terrace property occupying an enviable position with a delightful aspect overlooking the adjacent fields and grazing land. Providing close proximity to Victoria Park, Barrowford village and Nelson town centre. The M65 motorway is only a short distance away providing excellent commuting throughout East Lancashire.

Key Features:

- IMPOSING STONE BUILT BAY FRONTED TERRACE
- VIEWS OVER FIELDS
- UTILITY ROOM
- SPACIOUS BEDROOMS
- EXCITING BLANK CANVAS
- POTENTIAL TO CONVERT THE LOFT SPACE
- LARGE KITCHEN
- TWO RECEPTION ROOMS
- GARDEN FORECOURT
- ORIGINAL FEATURES

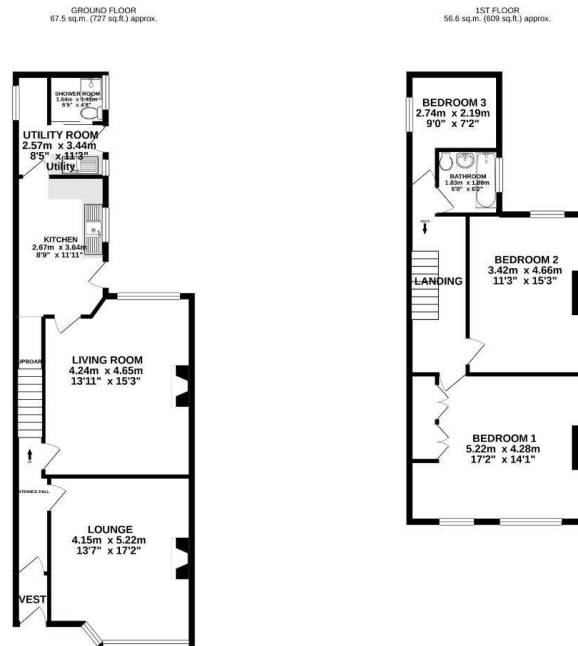
Tenure: Freehold
EPC Rating: F
Council Tax Band: C



134 Gisburn Road, Barrowford, Lancashire, BB9 6HQ
T: 01282 615900

www.pettyreal.co.uk

3 BEDROOM House - Terraced



TOTAL FLOOR AREA: 124.1 sq.m. (1336 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, stairs and any other levels are approximate and not to be relied upon for any specific intention or use. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The architect, surveyor and advertiser accept no liability for any errors or omissions, as to their quantity or efficiency, can be given.
Hague and Hargrave (2000)

Main Description:

The accommodation is arranged over two floors and briefly comprises on the ground floor an entrance vestibule leading through to the entrance hallway where there is a delightful cornice ceiling and straight flight staircase ascending to the first floor. There is a well proportioned reception room located to the front of the property with a large UPVC double glazed window which infuses the room with an abundance of natural light whilst enjoying a delightful view across the adjacent fields. There is a 2nd larger reception room which is located to the rear of the property with a bay window mirroring the front. There is a sizeable separate kitchen, useful utility room, three piece shower room which, if required, could be knocked through to create one substantial breakfast kitchen or alternatively create a larger utility room.

On the first floor there is an excellently proportioned double bedroom located to the front which could be split if required and has two independent UPVC double glazed windows enjoying a pleasant aspect. There is a further double bedroom to the rear and a single bedroom. The family bathroom houses a three piece suite comprising low level wc, pedestal hand wash basin and panelled bath.

Some modernisation works are now required which provides purchasers with an exciting blank canvas to create their own 'grand design' with further potential to convert the loft space if required to create four/five bedrooms.

Externally to the front of the property is a garden forecourt, natural stone boundary walling and wrought iron railings with stone columns located to either side of the wrought iron entrance gates.

To the rear is an enclosed yard area.

Location

For Satnav purposes the postal code is BB9 6BX. Travelling down Carr Hall Road the property is located on the left hand side and can be identified by our For Sale board.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property