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83 Nora Street
Barrowford
BB9 8NT



For Sale

Price £135,000

This is a two bedroom semi-detached home that will appeal to a variety of purchasers situated within walking distance of all the bars, bistros and boutiques that the in-vogue village of Barrowford has to offer. There is an entrance hallway with staircase leading to first floor, bay fronted lounge to the front and to the rear a dining kitchen overlooking the garden and patio area. To the first floor are two double bedrooms and bathroom with three piece suite. The property benefits from gas fired central heating, UPVC double glazing and over the years has been well maintained although cosmetically requires some updating.



This is a mature stone and pebble dashed rendered semi-detached 2 bedroom home located in a level position within walking distance of all the village amenities.

LOCATION

Travelling away from our office down Gisburn Road towards Nelson and Colne College turn right into Mount Street and at the junction with Nora Street turn right. The subject property is located on the left hand side and can be identified by our For Sale board.

GROUND FLOOR

Entrance Hall

Laminate flooring, double panelled radiator, leaded UPVC double glazed window and door, staircase leading to first floor, glazed vestibule door leading to:-

Lounge

Bay fronted lounge with leaded UPVC double glazed window, double panelled radiator to the bay window, real flame gas fire set in a marble feature fireplace with marble hearth and feature stone work to alcoves, wall light points, coved ceiling.

Dining Kitchen

Range of fitted base and wall units, inset coloured sink with matching mixer tap over, inset Electrolux oven with four ring gas hob, all having complementary work surfaces and feature splashbacks, double panelled radiator, wall mounted gas fire on a stone hearth, two UPVC double glazed windows, UPVC door leading onto the rear garden area, under stairs store, concealed gas fired combination boiler.

FIRST FLOOR

Landing

Spindle balustrade, loft access point.

Bedroom One

Front double bedroom with double panelled radiator, leaded UPVC double glazed window, picture rail, full length range of fitted wardrobes with central dressing table unit and over head storage.

Bedroom Two

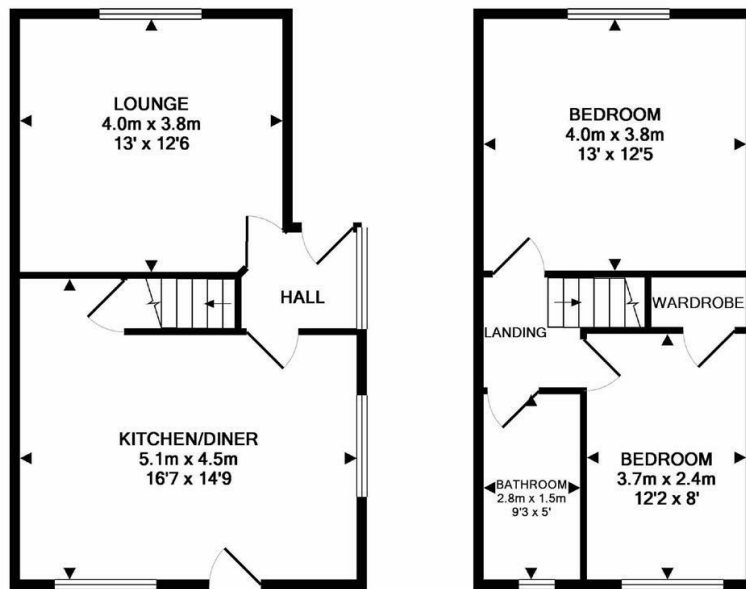
Rear double bedroom with walk in storage, double panelled radiator, UPVC double glazed window, picture rail.

Bathroom

Three piece suite comprising panelled bath, pedestal wash basin, low level wc, half tiled splashbacks, inbuilt cupboard, single panelled radiator, UPVC double glazed window.

EXTERNALLY

To the front of the property is a neatly paved path with low maintenance flower and shrub borders. The paving extends down the side of the property to the rear where there is a neatly paved patio adjacent to the house with raised flower and shrub low maintenance borders.



GROUND FLOOR
APPROX. FLOOR
AREA 38.6 SQ.M.
(416 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 33.0 SQ.M.
(355 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.6 SQ.M. (771 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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134 Gisburn Road, Barrowford, Lancashire, BB9 6HQ
T. 01282 615900
Barrowford.sales@pettyreal.co.uk

www.pettyreal.co.uk