

Because life is

# Petty Real™

# For Sale



46 Oaklands Avenue  
Barrowford BB9 8QL

£156,000



The property is a two-bedroom quasi situated in an established and popular residential area of Barrowford within walking distance of all the bars, bistros and boutiques the village has to offer.

## Key Features:

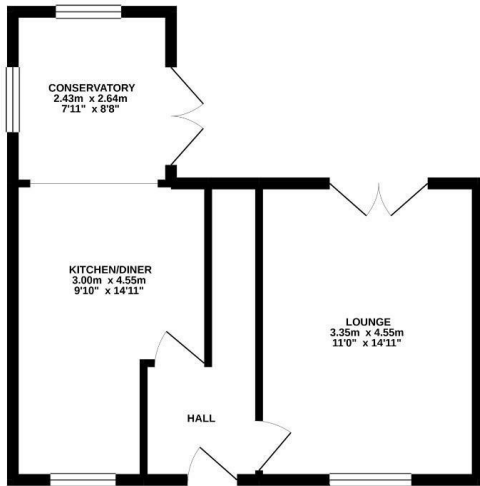
- Spacious 2 Bed Quasi
- Extended Property
- Large Conservatory
- Modern Bathroom Suite
- Lovely Gardens & Views
- Popular Location
- Fantastic Dining Kitchen
- Fitted Wardrobes
- UPVC Glazing & GFCH
- Off Road Parking

**Tenure: Freehold**  
**EPC Rating: D**  
**Council Tax Band: A**

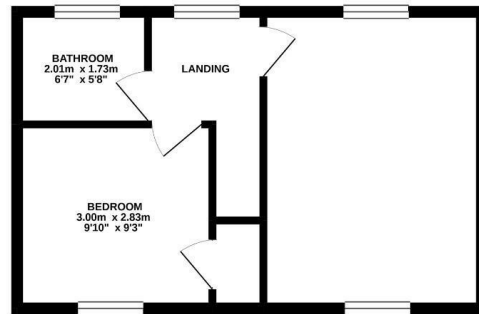


# 2 BEDROOM House - Quasi Semi

GROUND FLOOR  
38.9 sq.m. (418 sq.ft.) approx.



1ST FLOOR  
32.5 sq.m. (350 sq.ft.) approx.



TOTAL FLOOR AREA: 71.3 sq.m. (768 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Main Description:

The property is a two-bedroom quasi situated in an established and popular residential area of Barrowford within walking distance of all the bars, bistros and boutiques the village has to offer.

Having been extended over the years this property has been meticulously maintained and briefly comprises; entrance hall, dual aspect spacious lounge with feature fireplace and french doors leading onto the rear garden. A superb dining kitchen, with integrated appliances, breakfast bar leading to the conservatory overlooking the garden.

Ascending the stair case you will find to the rear the first of the bedrooms being the master bedroom having modern fitted wardrobes along with a dual aspect. The second double bedroom across the landing. A newly installed house bathroom with a three piece suite, shower and fitted vanity unit in grey.

The property benefits from UPVC double glazing, gas fired central heating and off-road parking.

The property will appeal to variety of purchasers looking to live within walking distance of st. Thomas's School.

## LOCATION

Travelling away from the Barrowford office towards Hope Church Street which leads into Wheatley Lane road. Turn left into higher Causeway first left into Oaklands Avenue and the subject property is located on the left-hand side and can be identified by our for sale sign the 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