

Because life is

# Petty Real™

# For Sale



121 Barkerhouse Road  
Nelson BB9 9EX

£75,000



Presenting an ideal purchase for first time buyers gaining a foothold on the property ladder or alternatively an excellent investment opportunity for landlords.

This two bedroom semi detached property has been fully refurbished including the installation of a new kitchen, bathroom and complete redecoration with new floor coverings throughout. Externally the property enjoys a large and average garden forecourt at the front and a patio in the rear garden.

## Key Features:

- Semi Detached Property
- Fitted Dining Kitchen
- GFCH
- Fitted Wardrobes
- Three Piece Bathroom
- Laminate Wood Flooring
- UPVC
- Utility Room
- Garden Forecourt
- Rear Patio

Tenure:  
EPC Rating: D  
Council Tax Band: A



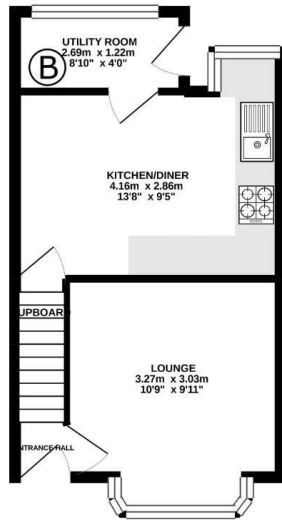
11 Albert Road, Colne, Lancashire, BB8 0RY  
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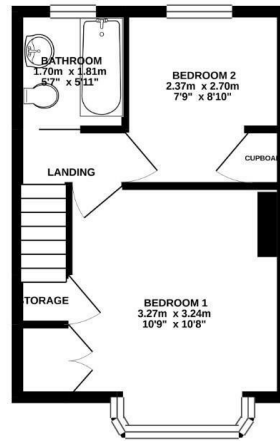
www.pettyreal.co.uk

# 2 BEDROOM House - Semi-Detached

**GROUND FLOOR**  
28.9 sq. m. (311 sq. ft.) approx.



**1ST FLOOR**  
25.1 sq. m. (270 sq. ft.) approx.



**TOTAL FLOOR AREA:** 54.0 sq. m. (581 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, appliances and fixtures shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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## Main Description:

This stylish two bedroom semi detached property has been fully refurbished and present's an ideal purchase for first time buyers gaining a foothold on the property ladder or alternatively an excellent investment opportunity for landlords.

As you enter into the property at the ground floor via the UPVC entrance door there is a straight flight staircase ascending to the first floor.

The lounge is located to the front of the property with a feature box bay window and stylish laminate wood flooring. To the rear of the property there is a modern fully fitted dining kitchen housing a L-shaped arrangement of wall base and drawer units finished in grey with wood effect working surfaces integrated oven and hob, inset sink unit with tiled splashback's. There is a continuation of the laminate wood flooring together with useful understair storage.

Additionally on the ground floor there is a hall leading to utility room which houses the boiler and space for the automatic washing machine with UPVC double glaze door and exit into the rear patio and garden.

On the first floor there is a double bedroom to the front of the property with a box bay window complete with fitted wardrobes and a further useful storage cupboard with shelving.

There is a single bedroom located at the rear of the property.

The bathroom has a new three-piece suite in white comprising of a low-level WC pedestal, hand wash basin, panel bath with mixer tap with an additional shower attachment. Cladded splashback's provide a practical and stylish finish.

Externally to the front of the property there is a garden forecourt and to the rear there is a patio in the garden with a secure timber boundary fencing.

For satnav purposes please use the postcode BB9 9EX.



**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