

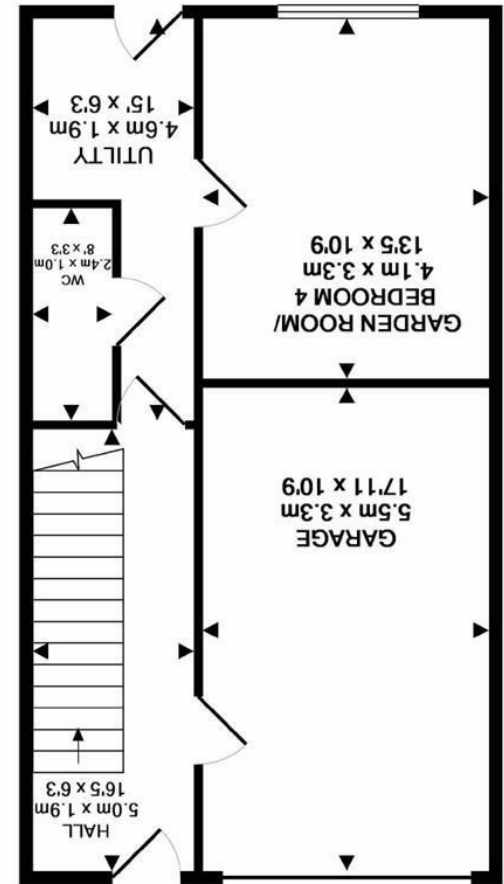
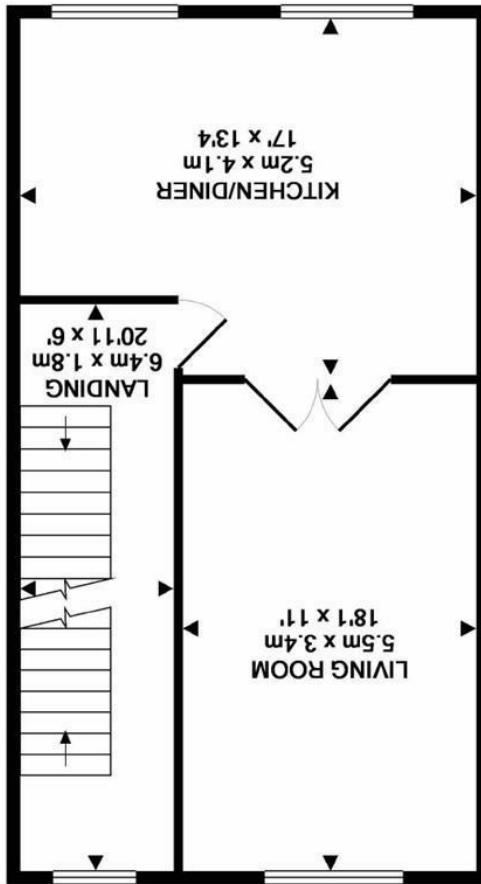
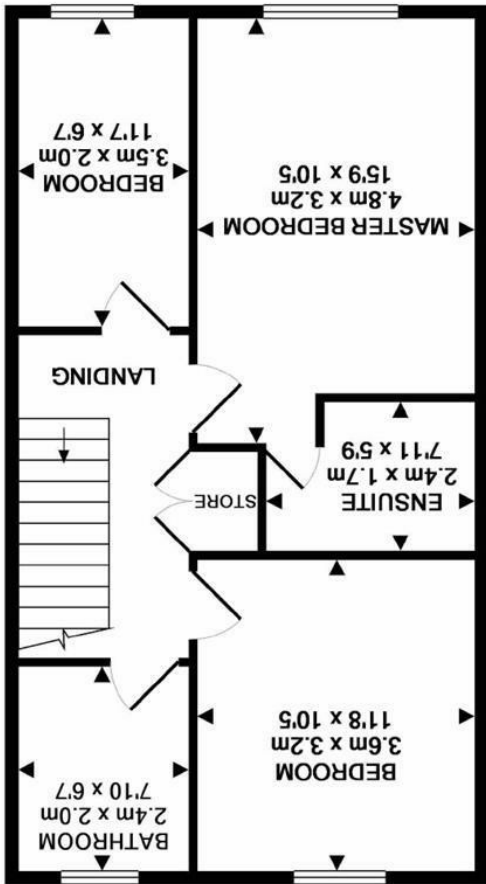
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

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 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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2ND FLOOR
APPROX. FLOOR
AREA 49.5 SQ.M.
(533 SQ.FT.)

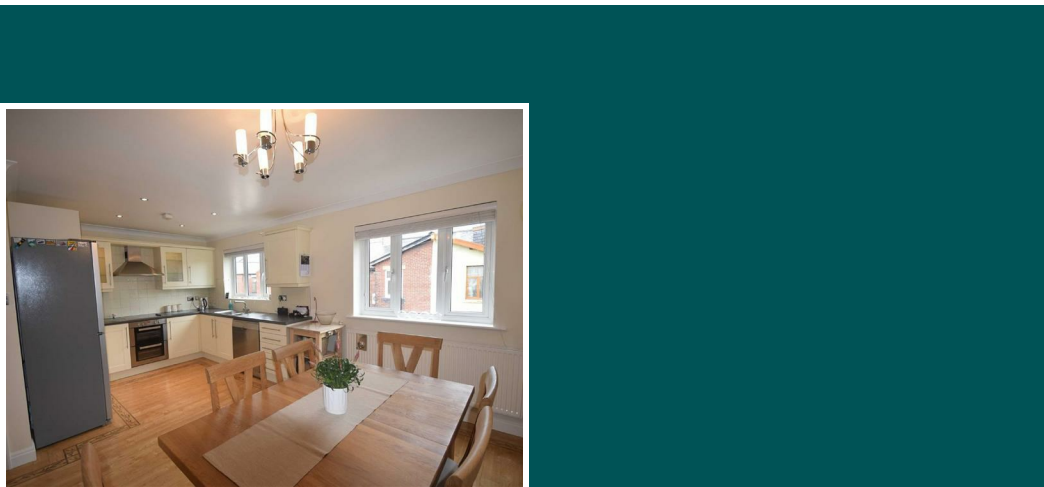
1ST FLOOR
APPROX. FLOOR
AREA 49.5 SQ.M.
(533 SQ.FT.)

TOTAL APPROX. FLOOR AREA 148.6 SQ.M. (1599 SQ.FT.)



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Chain Free £237,500



48 Holmefield Gardens

**Barrowford
BB9 8NW**

4 bedrooms, 2 bathrooms, 1 garage, Council Tax Band: D

Council Tax Band: D



*** CHAIN FREE *** This is a four bedroom end town house set on the extremely popular development of Holmefield Gardens within walking distance of all the bars, bistros and boutiques that the in-vogue village of Barrowford has to offer and only a short drive of the M65 motorway which connects into the national motorway network. For the sporting enthusiast Seedhill athletics track, cricket field, Bull Holme playing fields and the Stephen Burke cycle hub are all within a short walk. This modern family property has accommodation over three floors and in our opinion requires an internal inspection for its size to be fully appreciated.

LOCATION

Travelling away from our office down Gisburn Road towards Nelson and Colne College, Holmefield Gardens is located on the left hand side after passing Angles hairdressing salon. Turn into the development and proceed round to the right where the subject property can be identified by our For Sale board.

DESCRIPTION

For those looking for a family home within this popular village then we would recommend a viewing to fully appreciate the size of this town house.

As you enter the property you have a spacious entrance hallway with internal door to the garage, utility room and bedroom four on the ground floor. At first floor level is a superb dining kitchen overlooking the garden to the rear and a lovely lounge overlooking the development to the front. On the second floor is the master bedroom with en-suite, two further bedrooms and a house bathroom.

Externally there is off road parking with a block paved driveway to the front and to the rear a low maintenance landscaped garden area with patio adjacent to the house, ideal for those lazy Summer afternoons with a gin and tonic or to entertain friends with a Summer barbecue.

Centrally heated and double glazed as standard, this is an excellent opportunity to live in the village within walking distance of all facilities and amenities.

Do not miss out!

(Awaiting external photographs)

View more about this property online....

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