

Because life is

Petty Real™

For Sale



22 John Street
Barrowford BB9 6HZ

£89,950



Two bedroom stone property set on a level position, in the popular village of Barrowford. Barrowford has a lot to offer in terms of leisure facilities with the local park being just a stones throw away, along with Bullholme Football Fields and Cricket Pitches being within a short walk. For those wanting the M65 motorway this is just under a 10-minute drive away. Don't miss this opportunity to purchase in this popular Village

Key Features:

- First Time Buyers
- Large Lounge
- Fitted Kitchen
- Fitted Wardrobes
- GFCH
- Spacious Property
- Newly Decorated Throughout
- Brand New Modern High Spec Bathroom
- Brand New Carpets Throughout
- Village Location

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



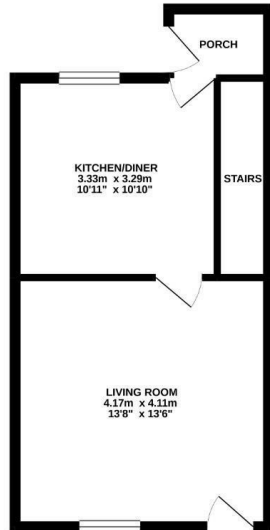
134 Gisburn Road, Barrowford, Lancashire, BB9 6HQ
T: 01282 615900



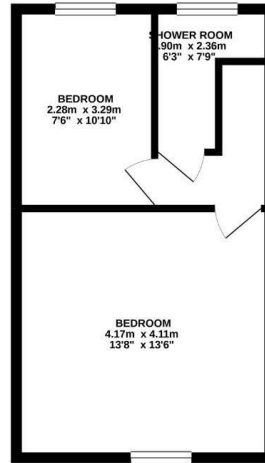
www.pettyreal.co.uk

2 BEDROOM House - Terraced

GROUND FLOOR
32.8 sq. m. (353 sq. ft.) approx.



1ST FLOOR
30.9 sq. m. (333 sq. ft.) approx.



TOTAL FLOOR AREA- 63.7 sq. m. (686 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 materials, systems and appliances shown herein have not been tested and no guarantee as to their condition or efficiency can be given. Made with Blueprints 10/2011

Main Description:

****VIRTUAL TOUR AVAILABLE****

A two bedroom stone property set on a level position, in the popular village of Barrowford and within walking distance of all the bars bistros and boutiques.

The village of Barrowford has a lot to offer, making this property an ideal purchase for a first time buyer or landlord/investor looking to expand their property portfolio.

This spacious stone property benefits from gas fired central heating, UPVC double glazing and briefly comprises on the first floor, entrance doorway, a good size living room with feature gas fireplace, modern fitted dining kitchen with under stairs storage.

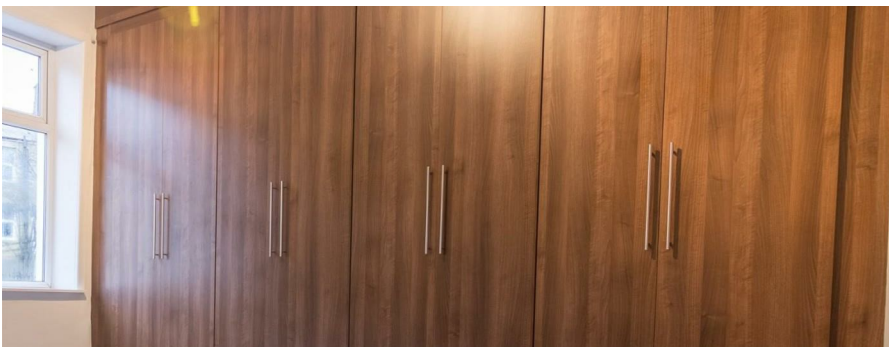
Proceed up onto the second floor is a master bedroom with an extensive range of quality fitted wardrobes and a single second bedroom. The bathroom house's a newly modern high spec 3-piece shower room stop with heated towel rail and fully tiled.

The property has been newly decorated throughout along with brand new carpets in every room, making it a perfect purchase for First Time Buyers.

Externally there is a private rear yard.

LOCATION

From the Barrowford office on Gisburn Road, John Street is within easy walking distance, directions are cross over to Booths car park. Then proceed up into John Street, the property can be identified on the right hand side with the Petty Real 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