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Sale



5 South Avenue
Barnoldswick BB18 6DJ

£79,950



An internal viewing is imperative on this particularly charming dwelling, occupying a quiet yet convenient backwater setting the property has the advantage of a good sized, block paved forecourt, providing an off road parking space.

Key Features:

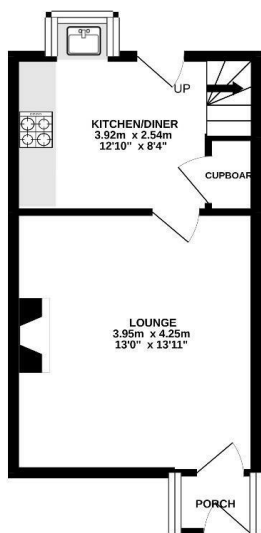
- Charming Terrace Property
- Blocked Paved Private Parking
- 'Antique Pine' Fitted Kitchen
- Double Bedroom
- UPVC GD & GFCH
- Quiet Backwater Setting
- Attractive Sitting Room
- Fabulous Period Styled Bathroom
- Convenient Location
- Ideal Starter Home

Tenure:
EPC Rating: D
Council Tax Band:

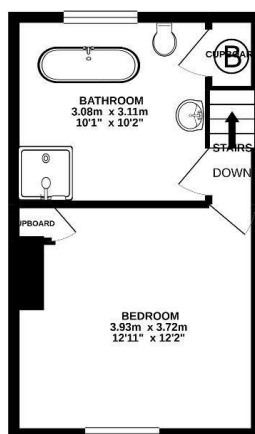


1 BEDROOM House - Terraced

GROUND FLOOR
28.0 sq.m. (301 sq.ft.) approx.



1ST FLOOR
26.2 sq.m. (282 sq.ft.) approx.



TOTAL FLOOR AREA: 54.1 sq.m. (583 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, walls 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 structure, systems and appliances shown herein are not tested and no guarantee as to their operability or efficiency can be given. Made with HEMPH 1/2007

Main Description:

An internal viewing is imperative on this particularly charming dwelling, occupying a quiet yet convenient backwater setting the property has the advantage of a good sized, block paved forecourt, providing an off road parking space.

This mid terraced house would be an ideal starter home for first time buyers and offers a number of very appealing features. Benefiting from UPVC double glazing and gas central heating, run by a recently installed combination boiler, the accommodation briefly comprises an entrance porch, a lovely, inviting sitting room, with a pine and marble fireplace and living flame gas fire to provide instant warmth and ambience.

The kitchen is positioned to the rear with 'Antique Pine' finish wall and base units with a built-in oven and hob there is useful understairs storage and a staircase ascending to the first floor.

On the first floor is a double bedroom and an unusually large, impressive bathroom, which is a particularly attractive feature of this property, comprising a stand alone, roll top bath with clawed feet, a large fitted tiled shower cubicle, a pedestal wash hand basin and a wc and a rustic stained wood floor. The airing cupboard, providing useful storage and houses the gas combination central heating boiler.

Externally to the front is a block paved forecourt, providing an off road parking space. to the rear is a pleasant and very private enclosed yard/patio.



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