

Because life is

Petty Real™

For Sale



13 Bruce Street
Barnoldswick BB18 5EU

£106,950



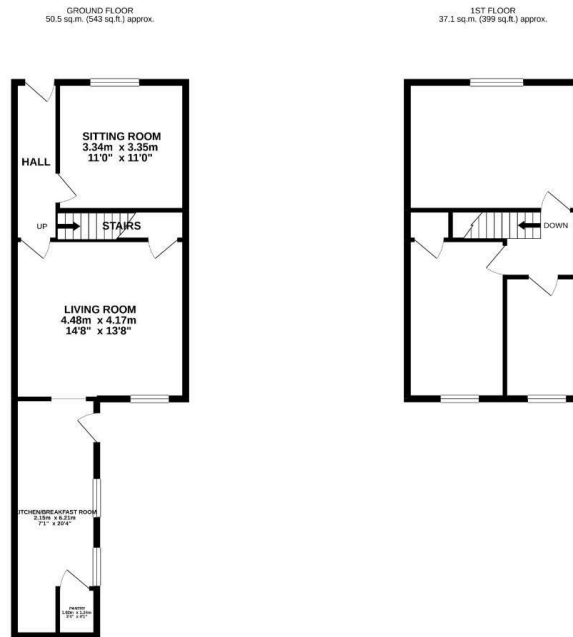
Key Features:

- Extended 2 bed home
- 2 reception rooms
- central heating
- wood burning stove
- quiet backwater
- 2 double bedrooms
- extended kitchen
- double glazing

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



2 BEDROOM House - Terraced



TOTAL FLOOR AREA: 87.6 sq.m (942 sq.ft) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The property, contents and appliances shown have not been tested and all guarantees, as to their operability or efficiency, can be given.
March 2016 (REVISED)

Main Description:

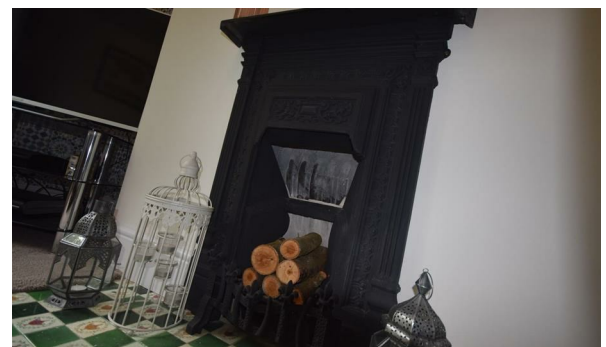
This is an extended 2 bedroom mid terrace home enjoying a quiet backwater position with open views to the front . an ideal purchase for first-time buyers gaining a foothold on the property ladder.

A well-presented home that comprises; briefly on the ground floor of an entrance vestibule, leading to the entrance hallway, a quiet sitting room to the front, and a superb living room with woodburning stove and window seat. You then step through to an extended kitchen with potential dining area and walk in pantry.

To the first floor, there are 2 double bedrooms and bathroom with 3 piece suite. Externally there is a garden and patio area to the front ideal for that late afternoon gin and tonic and BBQ and to the rear a neatly paved yard with log store'

Conveniently located within walking distance of the bars and bistros that Barnoldswick has to offer and has sporting facilities and the countryside on the doorstep

don't miss this opportunity to purchase a fantastic first home



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