

Because life is

# Petty Real™

# For Sale



40 Rosemount Avenue  
Barnoldswick BB18 5JR

£115,000



Stylishly decorated 3 bedroomed stone built terrace property occupying a pleasant traffic free and convenient location. Providing an ideal purchase for first time buyers or the growing family.

## Key Features:

- Stylish Terrace Home
- 3 Bedrooms
- Log Burning Stove
- 3 Piece Shower Room
- Large Garden Forecourt
- Traffic Free Location
- Spacious Lounge
- Dining Kitchen
- Utility Room
- Enclosed Rear Yard

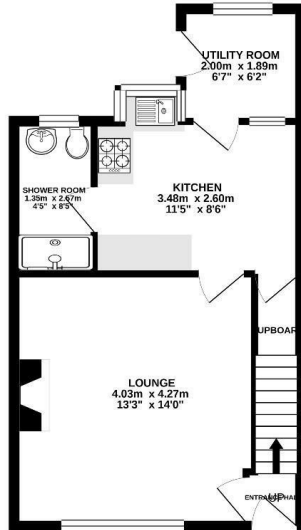
Tenure:  
EPC Rating: D  
Council Tax Band: A



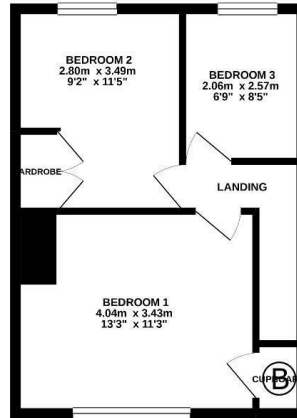


# 3 BEDROOM House - Terraced

GROUND FLOOR  
36.7 sq.m. (395 sq.ft.) approx.



1ST FLOOR  
32.2 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA: 68.9 sq.m. (741 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 services, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or efficiency in the future.  
Made with Memphis iC3D

## Main Description:

**\*\*CHAIN FREE\*\*** Occupying a traffic free position this stylishly appointed three bedroom stone built mid terrace property present an ideal purchase for first time buyers or the growing family.

On the ground floor is the entrance hall with a straight flight staircase ascending to the first floor.

The lounge is beautifully styled and houses a log burning stove set on a stone hearth which provides a particularly attractive focal point and a cosy environment on those chilly evenings.

The dining kitchen is located to the rear of the property with useful understairs storage together with the addition of a utility room.

A modern three piece shower room in white completes the ground floor accommodation.

On the first floor the main double bedroom is located to the front of the property and is generous in size and there are two further single bedrooms to the rear.

Externally there is a large garden forecourt area to the front and a neat paved yard to the rear with outbuilding providing useful storage.

Location for sat nav purposes please use the postal code BB18 5JR



**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