

Because life is

Petty Real™

For Sale



241 Gisburn Road
Barnoldswick BB18 5LG

£159,950



Situated towards the outskirts of Barnoldswick this substantial stone built mid terraced property enjoys an enviable position enjoying a delightful aspect to the front overlooking the adjacent fields.

The property itself is generous in size and provides extensive family living accommodation arranged over three floors.

Key Features:

- POPULAR LOCATION
- OVERLOOKING FIELDS
- LARGE DINING / KITCHEN
- REAR PORCH
- ATTIC ROOM / BEDROOM
- SUBSTANTIAL STONE PROPERTY
- FEATURE FIREPLACE
- UTILITY ROOM
- FOUR PIECE BATHROOM
- GARDEN FORECOURT

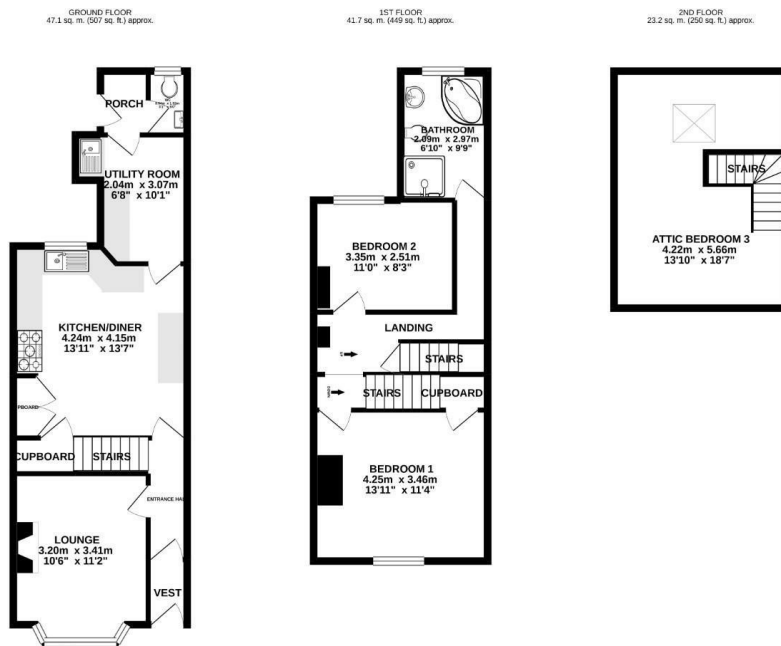
Tenure: Freehold
EPC Rating: E
Council Tax Band: A



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3 BEDROOM House - Terraced



TOTAL FLOOR AREA: 112.1 sq. m. (1206 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, systems and appliances shown have not been inspected and no guarantee, as to their operation or efficiency can be given. Made with Metropix (2020)

Main Description:

Situated towards the outskirts of Barnoldswick this substantial stone built mid terraced property enjoys an enviable position enjoying a delightful aspect to the front overlooking the adjacent fields.

The property itself is generous in size and provides extensive family living accommodation arranged over three floors.

As you enter the property to the ground floor you are greeted by the entrance vestibule which provides access to the entrance hallway where there is a central straight flight staircase ascending to the first floor. To the front of the property is a spacious lounge with a feature bay window which takes full advantage of the delightful aspect and infuses in the room with an abundance of natural light, there is a log burning stove recessed to the chimney breast set on a stone hearth with a brick insert and feature arch which provides a particular attractive focal point whilst creating a cosy environment. The wood floor completes a rustic feel and there is an original corniced ceiling.

The dining kitchen houses a modern arrangement of matching wall base and drawer units in cream with coordinating working surfaces. There is a range cooker recessed to the chimney breast and useful under stairs storage. There is ample space for dining and the laminate style ceramic floor provides a practical and hard wearing finish. Additionally on the ground floor there is a utility room cloakroom and rear porch.

On the first floor the master bedroom is located to the front to the property enjoying a fabulous aspect over the adjacent fields. There is a further double bedroom to the rear and a modern four piece bathroom suite in white comprising of a low-level WC, pedestal hand wash basin, corner bath and an enclosed shower cubicle.

On the second floor there is a third attic occasional double bedroom.

Externally to the front is a garden forecourt with natural stone boundary walling and patio. To the rear of the property is an Indian stone paved rear yard.



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