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Sale



6 Walton Street  
Barrowford BB9 6JG

£139,950



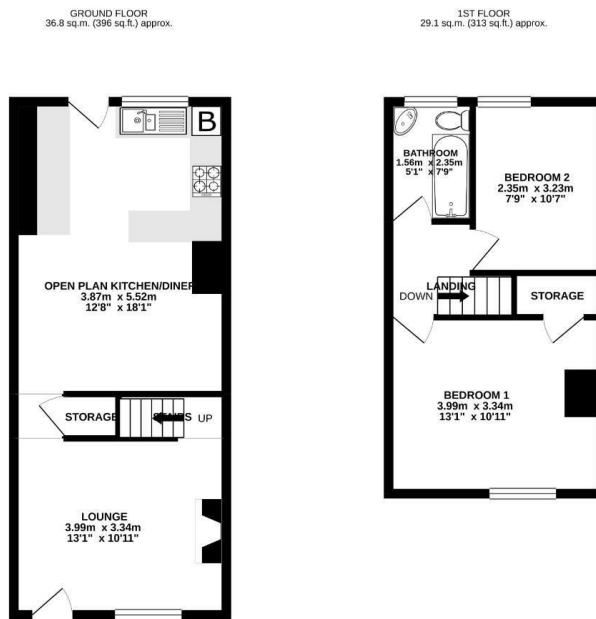
### Key Features:

- Spacious mid terrace
- Close to amenities
- Lounge with multi fuel stove
- Two double bedrooms
- Superb patio garden
- Sought after village location
- Perfect for first time buyer
- Fablous open plan kitchen diner
- Modern three piece bathroom
- Viewing recommended!

Tenure: Leasehold  
EPC Rating: C  
Council Tax Band: A



# 2 BEDROOM House - Terraced



TOTAL FLOOR AREA: 65.9 sq.m. (709 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floor plans, measurements, fixtures, fittings, and other details are approximate and not guaranteed. It should be used as a guide only and not as a contract. The plans for this property are for illustration purposes only and should not be used as a basis for any purchase agreement. The location, appearance and specifications of the property may vary without notice. All other details are approximate and not guaranteed. All other details are approximate and not guaranteed. All other details are approximate and not guaranteed.

## Main Description:

\*\*\* ATTENTION FIRST TIME BUYERS!!! \*\*\*

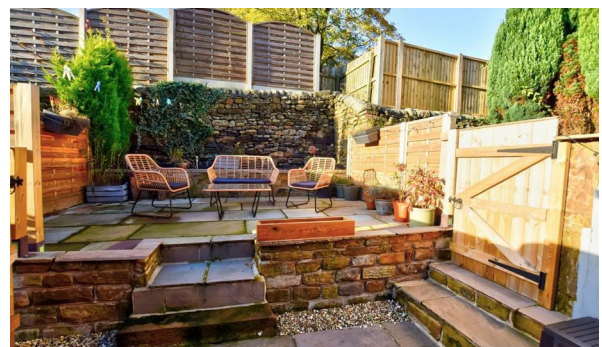
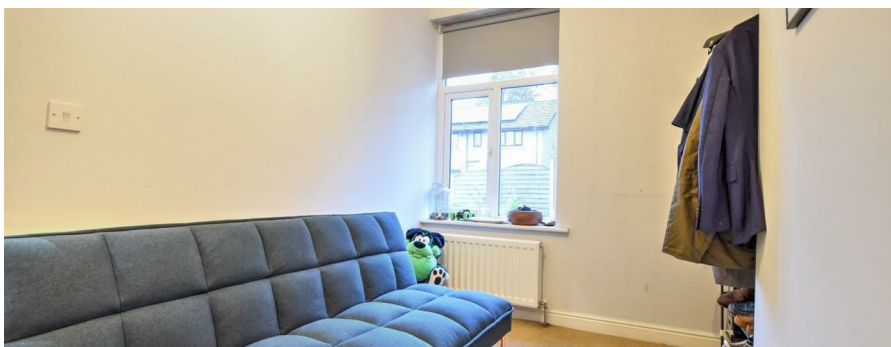
A superb stone built mid terrace located in a highly sought after area in the heart of the popular Pendle Side village of Barrowford. This property is not to be missed and is well placed within walking distance of amenities including Booths supermarket, and within close proximity of Barrowford memorial park including the popular Pendle Heritage Centre. This would make an ideal purchase for those wanting to enjoy the benefits of village life and yet be within a commutable distance of the major conurbations of the North West via the M65 motorway which is within five minutes drive away.

The property offers spacious living accommodation arranged of two floors and comprises, lounge with feature fire place and multi fuel stove. Fabulous open plan kitchen diner extension to the rear and which will appeal to first time purchasers. The kitchen houses an extensive range of fitted wall and base units with contrasting work surfaces. Integrated oven and hob with extractor hood over, sink unit, plumbing for automatic washing machine, and UPVC door providing access to the rear garden.

To the first floor is a landing and there is a well proportioned double bedroom to the front and good sized 2nd bedroom to the rear. The Bathroom houses a modern three piece suite comprising of - Bath with shower over, vanity sink unit and low level wc.

Externally to the rear is low maintenance garden which has been flagged in Indian stone paving and makes a fantastic outdoor entertaining space.

Viewing is essential to appreciate this stunning property.



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