

Because life is

Petty Real™

For Sale



13 Mount Street
Barrowford BB9 8PP

£140,000



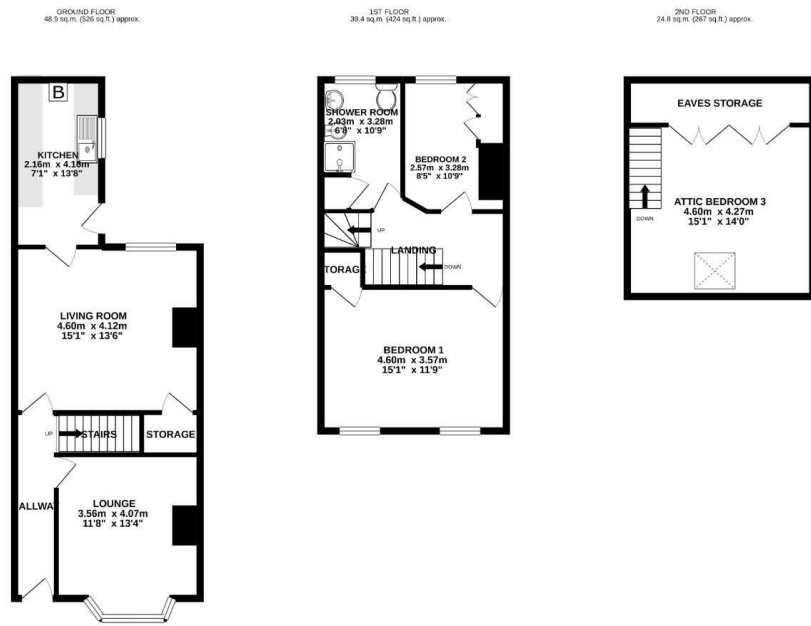
Key Features:

- Spacious bay fronted terrace
- Short distance for schools and amenities
- Hallway
- Separate kitchen
- Shower room
- Sought after village location
- Ideal for a first time buyer or family
- Lounge & living room
- 3 bedrooms (incl attic)
- No chain

Tenure: Leasehold
EPC Rating: D
Council Tax Band: B



3 BEDROOM House - Terraced



TOTAL FLOOR AREA: 113.1 sq.m. (1217 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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 as to their condition or efficiency can be given. Made with Metropix (2021).

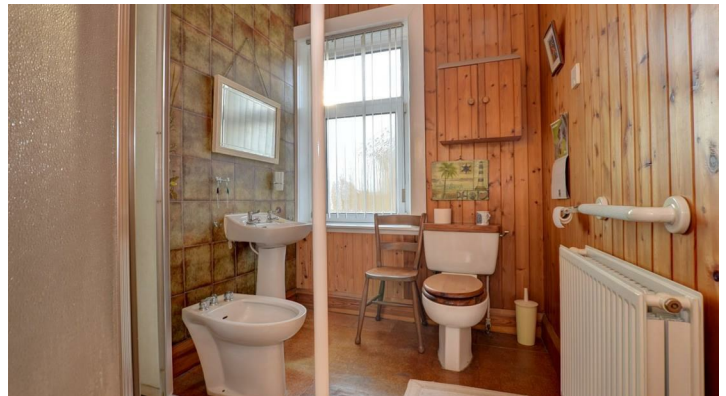
Main Description:

Presenting an ideal home for a growing family, this spacious three bedroom house situated in the popular and sought after area of Barrowford, close to the main high street and the local boutique shopping, restaurants, cafes and schools. There is also the Pendle Water River and the canal close by for lovely waterside walks. 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 is entered via the hallway, connecting the two front reception rooms, both with fireplaces and bay windows. The rear of the property boasts a spacious extended kitchen, which houses a range of fitted matching wall, base and drawer units, stainless steel sink and wall mounted gas fired combination boiler.

Upstairs are two bedrooms, the master has a spacious walk in storage cupboard. The shower room comprises of a shower cubicle, low level wc, bidet and wash basin, airing cupboard. To the 2nd floor is an attic 3rd bedroom with Velux skylight and eaves storage cupboard.

Externally to the front is residents permit parking and wall forecourt. To the rear is an enclosed rear yard. An early viewing is highly recommended.



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