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1 Belmont Terrace
Barrowford
BB9 8QR



For Sale

- Substantial end terrace
- Walking distance of amenities
- Popular village location
- 2 Reception rooms
- Kitchen & utility

Offers Over £175,000

- 2 Bedrooms
- Useful attic room
- 4-Piece bathroom
- Parking for several cars
- Viewing essential

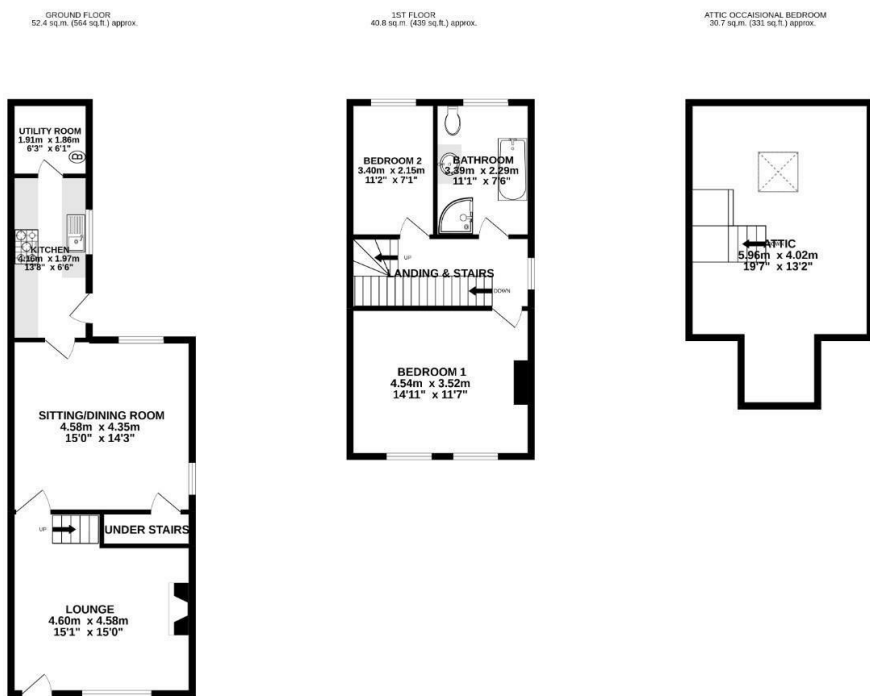


An internal inspection is imperative to fully appreciate this stone built gable end terrace property situated in the heart of the thriving and sought after Pendleside village of Barrowford. The property is within walking distance to local amenities, primary school, has excellent transport links. This 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.

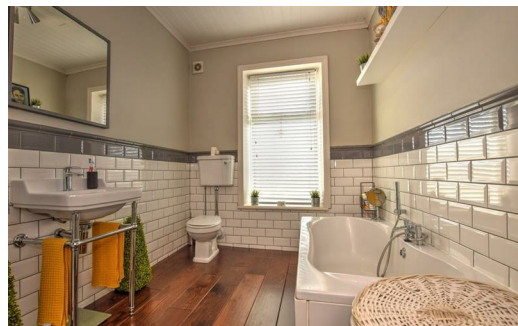
The accommodation is laid over three floors and comprises on the ground floor, a larger than average lounge with brick fireplace housing a log burning stove and cut glass staircase ascending to the first floor. To the rear of the property is a second generous reception room which is currently used by the present owner as a dining room. There is access leading through to an extensive fully fitted kitchen together with an additional utility room.

On the first floor there are two double bedrooms situated to both the front and rear of the property and a stunning four piece bathroom suite in white. On the second floor is an attic room which is currently used as chillout space/occasional bedroom with feature exposed beams and pitched ceiling, radiator and skylight. Externally, there is a garden forecourt to the front of the property and attractive enclosed rear yard.

Beyond the rear yard across the back street is an additional parcel of land which currently provides off road parking for several vehicles together with a timber storage shed. This offers excellent potential to create an enclosed garden area if required.



TOTAL FLOOR AREA: 123.9 sq.m. (1334 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, 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 tested and no guarantee as to their operability or efficiency can be given.
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