

Because life is

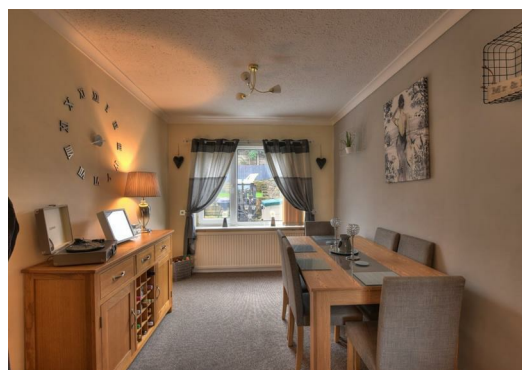
Petty
Real™

For
Sale



1 Pennine Way
Barnoldswick
Lancashire BB18 5RD

£199,950



Key Features:

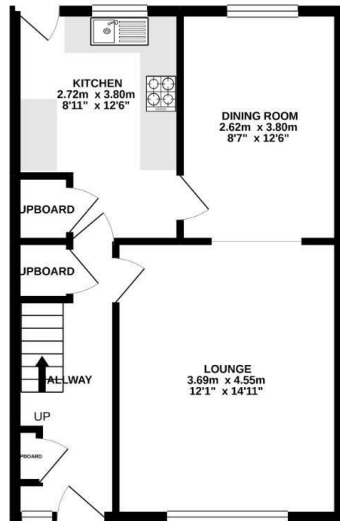
- Elevated Position
- 3 Bedrooms
- Front & Rear Garden
- Fitted Kitchen and appliances
- Modern Bathroom
- GFCH & UPVC

Tenure: Freehold
EPC Rating: D
Council Tax Band: C

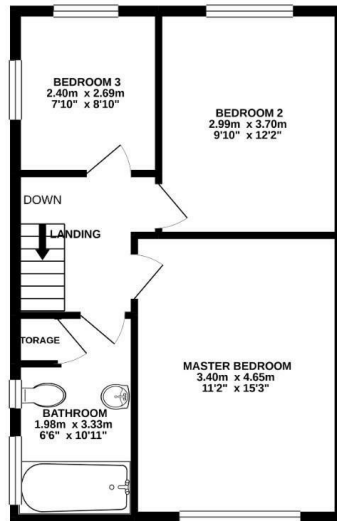


3 BEDROOM House - Semi-Detached

GROUND FLOOR
44.7 sq.m. (481 sq.ft.) approx.



1ST FLOOR
44.7 sq.m. (481 sq.ft.) approx.



TOTAL FLOOR AREA: 89.3 sq.m. (962 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 illustration 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 operation or efficiency can be given.
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Main Description:

Situated in an elevated position in a popular location within easy walking distance of Barnoldswick town Centre is this lovely and recently refurbished three bedroom semi-detached family home.

On entering the property there is a hallway with staircase ascending to the first floor, a useful storage cupboard and additional under stairs storage. Paneled doors lead off to the lounge and to the kitchen. The spacious lounge is situated to the front of the property and has a bow bay window and enjoys elevated views of the surrounding area. There is a contemporary wall mounted log effect electric fire and an open plan layout leads into a dining area with UPVC window overlooking the rear garden. The modern fitted kitchen houses a range of cream high gloss wall, base and drawer units with dark laminated working surfaces. There is a built in electric oven and four ring gas hob with extractor fan over, single drainer sink unit with chrome mixer tap, space and plumbing for a washing machine and space for a fridge. A cupboard houses a wall mounted gas fired central heating boiler and there is a PVC window overlooking the garden and a half glazed UPVC external door.

On the first floor there is a spacious landing with cast iron bannister and loft access point. The master bedroom is a generous double and has far reaching views of the surrounding area. There is a further double bedroom to the rear and a good sized single bedroom with dual aspect windows allowing plenty of natural light to flow into the room. The bathroom houses a modern three piece white suite comprising a P-shaped shower bath with chrome mixer tap and shower attachment and a glass shower screen, pedestal wash hand basin with chrome mixer tap and low level WC with push button flush. There are recessed spotlights, part tiled walls, two PVC windows and a useful storage cupboard.

Externally there is a garden to the front and a tiered garden to the rear including a patio area and laid-too lawn.



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