

Because life is

Petty
Real™

1 East Bank
Barrowford
BB9 6HD



For Sale

- Immaculate back to back terrace
- Sought after village location
- Within walking distance of amenities
- Ideal for first time buyer/downsizer
- Lounge

Offers Over £120,000

- Fully fitted kitchen with appliances
- Two double bedrooms
- Modern three piece shower room
- CH & DG
- Viewing recommended



Located in the much sought after village of Barrowford with boutique shops, bars, restaurants and the local park just a short stroll away. This superb back to back terrace which is immaculately presented throughout would be ideal for a first time buyer or perhaps looking to downsize.

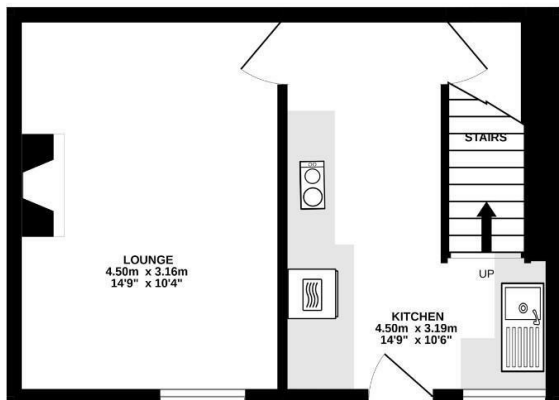
The property briefly comprises, living room with fire place and electric fire, fully fitted kitchen which houses a range of fitted wall, base and drawer units with contrasting worktops, space for fridge / freezer, dishwasher, plumbing for a washing machine / tumble dryer, induction hob, oven, chrome tap and sink. Staircase leading to the second floor and door through to the cellar and the cellar is ideal for storage purposes.

To the first floor you will find two double proportioned bedrooms and a contemporary shower room suite with fitted base units, recessed LED spotlights, push button w.c, heated chrome towel rack, vanity sink with chrome tap and shower with rainfall shower head.

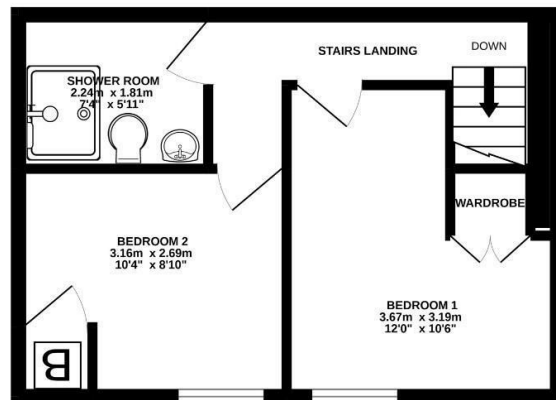
The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating.

Early viewing recommended!

GROUND FLOOR
27.1 sq.m. (292 sq.ft.) approx.



1ST FLOOR
27.9 sq.m. (301 sq.ft.) approx.



TOTAL FLOOR AREA : 55.0 sq.m. (592 sq.ft.) approx.

Whilst every attempt 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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