

Because life is

PettyTM
Real

21 Wellhouse Road
Barnoldswick
BB18 6DB



For Sale

£135,000

- Mid-Terrace
- Two Bedrooms
- Large Rooms
- Two Reception Rooms
- Built-In Storage

- Newly Paved Back Yard
- Gas Central Heating
- UPVC Double Glazing
- Close To Town Centre
- First-Time Buyers



In the popular town of Barnoldswick, this spacious two-bedroom mid-terrace house provides stylish living accommodation throughout.

The property is handily located within a short distance from Barnoldswick Town Centre which offers lots of amenities including Aldi, West Craven Sports Centre and an array of independent shops, cafes and restaurants making this an ideal purchase for a first-time buyer or family.

The property briefly comprises an entrance vestibule leading into the family living room which boasts a feature, red brick fireplace with electric fire, built-in alcove storage, a large window letting in an abundance of natural light and double doors leading into the second reception room allowing open plan living.

The second reception room, currently being used as a dining room benefits from useful under stair storage, built-in alcove storage, wood-burning fire and a glass door leading into the rear garden.

To the rear of the property is the lengthy kitchen with matching wall, base and drawer units with complimentary work surface, stainless sink, double oven, induction hob with extractor fan, integrated fridge/freezer and breakfast bar.

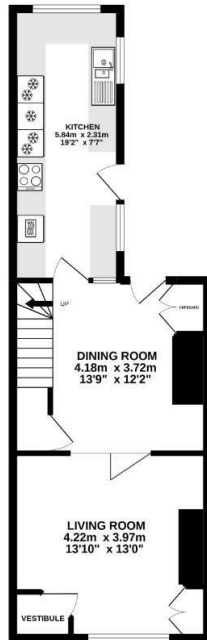
The first floor provides a generous double master bedroom with mirrored built-in wardrobes, a good sized single bedroom and a third room which is currently being used as an office.

The bathroom is a real show stopper with a modern four piece suite, including low level WC, sink with vanity unit, walk-in shower and feature freestanding, egg shaped bath.

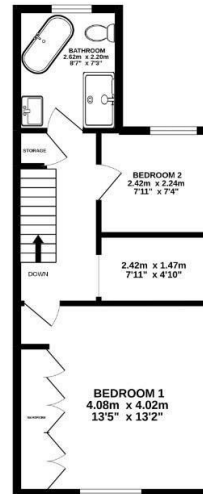
The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is a courtyard to the front and a newly paved and gated yard to the rear.

GROUND FLOOR
43.8 sq.m. (172 sq.ft.) approx.



1ST FLOOR
38.4 sq.m. (112 sq.ft.) approx.



TOTAL FLOOR AREA: 82.2 sq.m. (885 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, walls, floors, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. 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 quality or efficiency can be given.
Made with Lettings 15/02/22



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

134 Gisburn Road, Barrowford, Lancashire, BB9 6HQ
T. 01282 615900
Barrowford.sales@pettyreal.co.uk

www.pettyreal.co.uk