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21 Romney Avenue
Barrowford
BB9 8PS



For Sale

- Immaculately Presented
- Quasi Semi
- Two Bedrooms
- Spacious Living Accommodation
- Front & Rear Garden

Offers In The Region Of £169,950

- Modern Kitchen
- Wood Burning Stove
- Built-In Wardrobes
- Village Location
- Close To Local Amenities



An immaculately presented two-bedroom, quasi semi-detached home in the heart of the popular Pendleside village of Barrowford. The property is located within walking distance of all the bars, bistros and boutiques Barrowford has to offer and also Lower Park Hill Recreation Ground and Swinden Playing Fields & Cycle Tracks.

As you enter from the front, you are greeted with an entrance lobby with stairs leading to the first floor and access to the spacious modern living room boasting a feature fireplace with wood burning stove and a large bay window overlooking the front garden.

To the rear is a contemporary kitchen housing matching wall, base and drawer units with complimentary work surfaces, double bowl, corner, stainless steel sink, oven, gas hob with overhead extractor, under stair storage and a useful pantry cupboard.

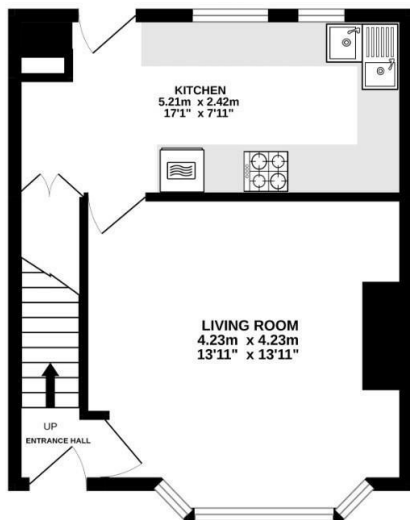
To the first floor are two well proportioned double bedrooms, both benefitting from built-in wardrobes and the master bedroom also benefits from an over stair storage cupboard.

The bathroom houses a four-piece suite in white, comprising a low-level WC, pedestal wash basin, panelled bath and separate shower cubicle.

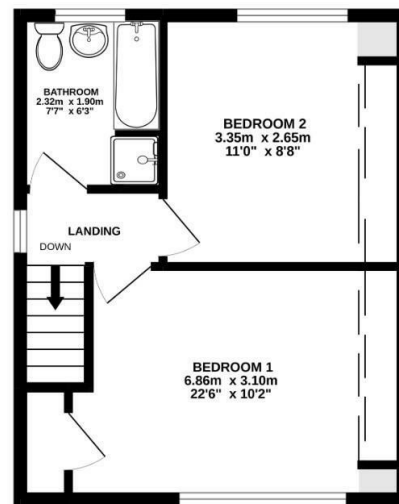
Externally to the front is a private mature garden with lawned area, and to the rear is a large, enclosed flagged yard with plenty of space for outdoor storage.

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

GROUND FLOOR
32.5 sq.m. (350 sq.ft.) approx.



1ST FLOOR
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA : 65.4 sq.m. (704 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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