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2 Coronation Place  
Barrowford  
BB9 8QW



For Sale

Price £173,000

- Semi-Detached
- Popular Village Location
- Two Bedrooms
- Spacious Living Accommodation
- Off Road Parking

- Large Rear Garden
- Close To Local Amenities
- Good Transport Links
- Conservatory
- UPVC Double Glazing



A beautifully presented, semi-detached property located in a quiet cul-de-sac in the heart of the popular village of Barrowford. Close to local amenities, Lower Park Hill Recreation Ground, Nelson & Colne College, Seedhill Athletics Track and good transport links with the M65 a short drive away with links to Burnley, Preston and Manchester.

The property briefly comprises to the ground floor and entrance lobby with stairs to the first floors and leading into the spacious living room which boasts a feature fireplace with wooden mantle and wood burning stove.

To the rear is a large kitchen which houses matching wall, base and drawer units with contrasting work surfaces, black subway tile splashback, stainless steel sink and integrated appliances such as fridge & freezer, oven, gas hob with overhead extractor fan and a useful under stair storage cupboard.

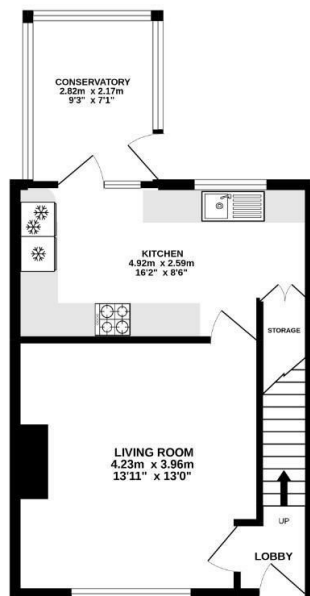
Adjoining the kitchen is a generous conservatory overlooking the rear garden which, given it's large size, could have to potential to build an extension to the back of property.

To the first floor is a central landing leading to two spacious double bedrooms, the master benefitting from an over stair storage cupboard and a bathroom housing a white three piece suite comprising a low level WC, wash basin with vanity unit and panelled bath with overhead shower.

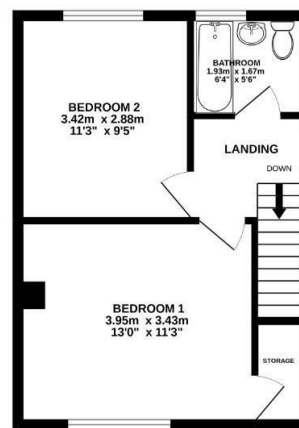
The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally to the front is a lengthy driveway with space for two cars and a garden laid mainly to lawn with gravel edging and to the rear is an expansive rear garden laid mainly to lawn, with patio and decked area.

GROUND FLOOR  
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR  
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA: 71.8 sq.m. (772 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of blocks, windows, doors 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 purchasers. The layout, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 10022



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

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)