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24 Lower North Avenue
Barnoldswick
BB18 6DP



For Sale

£120,000

- Mid-Terrace
- Two Double Bedrooms
- Two Reception Rooms
- Deceptively Spacious
- Close To Local Amenities

- Open-Plan
- Ideal For First Time Buyers
- Gas Central Heating & UPVC Double Galzing
- Tax Band - A
- EPC - E



A well-presented and deceptively spacious, mid-terrace property in a popular residential area of Barnoldswick. Within comfortable walking distance of Barnoldswick Town Centre with all the local amenities on offer, good travel links and accredited schools. This property would be an ideal purchase for first time buyers or landlords and investors looking for a buy-to-let.

Arranged over two floors, the property briefly comprises to the ground floor: an entrance lobby as you enter through the UPVC front door which in turn leads into a hallway with a staircase ascending to the first floor.

The hallway leads in to the first of two reception rooms located to the rear of the property, boasting overhead fitted storage within the alcoves and a cast iron fireplace with wood and tile surround providing an attractive focal point within the room. The second reception room is located to the front of the property, boasting an open plan layout, large window letting in an abundance of natural light and a multi-fuel stove.

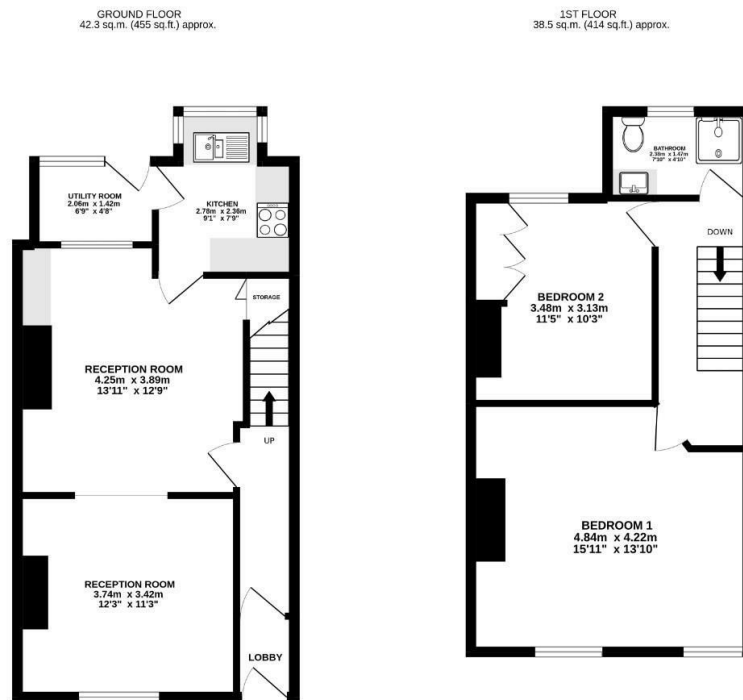
The extended kitchen houses matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, stainless steel sink and a freestanding cooker. Adjoining is a useful utility room with plumbing for a washing machine and tumble dryer.

To the first floor, a landing leads to two well-proportioned double bedrooms, one benefitting from fitted storage and a bathroom housing a three-piece suite in white comprising a low-level WC, wash basin with vanity unit and shower cubicle.

Additionally, there is a part boarded loft with ladder.

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

Externally, there is a rear courtyard with log store and outhouse.



TOTAL FLOOR AREA: 80.8 sq.m. (869 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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