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Real

14 Millbeck Lane  
Kelbrook  
BB18 6SL



For Sale

Offers Over £215,000

- Tax Band - C
- EPC - C
- Four Bedrooms
- Quiet Cul-De-Sac
- Spacious Living/Dining Room

- Fabulous Views
- En-Suite
- Off-Road Parking
- Fitted Wardrobes



Presenting an ideal family purchase, this stone built four bedroom townhouse occupies a pleasant and tranquil cul-de-sac setting located towards the very top of Dotcliffe Road and enjoys a fabulous aspect to the rear abutting open grazing land.

The accommodation is arranged over three floors and comprises briefly to the ground floor, an entrance hallway with a useful two piece cloakroom and the staircase leading to the first floor. Situated to the right is a fully fitted kitchen housing matching wall, base and drawer units with complimentary work surfaces, double bowl stainless steel sink, integrated fridge/freezer, dishwasher, oven and gas hob with an overhead extractor fan.

To the back of the property is a spacious living/dining room, feeling bright and airy with a window and double doors leading to the rear garden letting in an abundance of natural light and also benefits from a handy under stair storage cupboard.

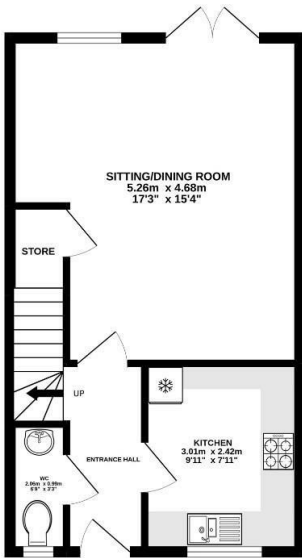
To the first floor is a central landing leading to a generous double bedroom situated to the rear of the property with fabulous views and boasting a three piece en-suite shower room in white. Additionally, there are two single bedrooms together with a three piece family bathroom suite in white comprising a low level WC, pedestal wash basin and panelled bath with overhead shower.

Ascend the staircase to the second floor where you will find the master bedroom which also enjoys a three piece en-suite shower room in white together with an array of fitted wardrobes and cabinetry providing plenty of storage.

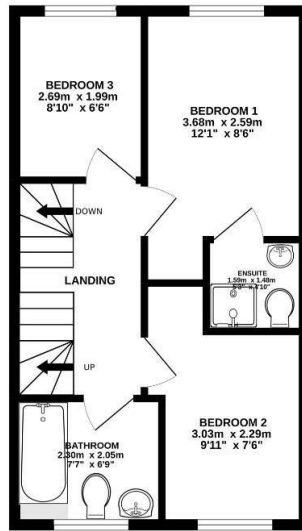
The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally, there is private parking to the front of the property and to the rear is a beautifully landscaped garden which comprises a paved patio with steps leading to a raised decking area which abuts open grazing land.

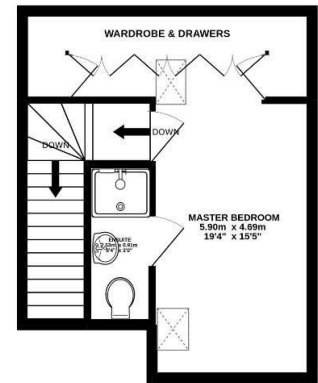
GROUND FLOOR  
38.7 sq.m. (417 sq.ft.) approx.



1ST FLOOR  
38.7 sq.m. (417 sq.ft.) approx.



2ND FLOOR  
25.8 sq.m. (278 sq.ft.) approx.



TOTAL FLOOR AREA: 103.3 sq.m. (1112 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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