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14 Higher Causeway
Barrowford
BB9 8QJ



For Sale

£235,000

- Semi-Detached
- Three Bedrooms
- Extended To The Rear
- Utility Room
- Gym/Home Office

- Well Maintained Garden
- Sought After Area
- Tax Band - A
- EPC - E



A fantastic extended 3 bedroom semi-detached home in the heart of this popular Pendleside village and within walking distance of both Barrowford and St Thomas schools . An ideal purchase for the expanding family.

Extended, modernized and well maintained over the years the property offers 3 bedroom family living space ideal for a young family with a fantastic tiered garden and patio area to the rear

As you enter the property you are greeted with a spacious hallway which leads into a dual aspect lounge having French doors leading out onto a substantial patio and garden area beyond and boasting a beautiful fireplace with wooden surround. There is a great family dining kitchen housing matching wall, base and drawer units with contrasting work surfaces, double bowl stainless steel sink, integrated fridge/freezer, dishwasher and range cooker with an overhead extractor fan. A large utility room adjoins the kitchen with a useful WC and extended gym/home office at the rear.

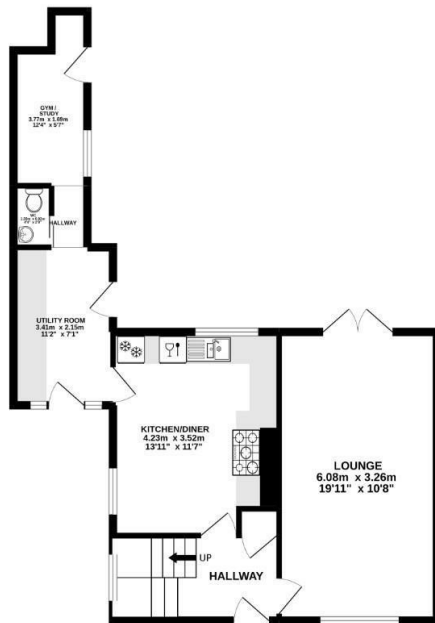
To the first floor are two double bedrooms overlooking the garden, the master benefiting from fitted wardrobes and to the rear and a single bedroom and bathroom to the front housing a white three piece suite comprising a low level WC, wash basin with vanity unit and panelled bath with overhead shower.

Externally, there is off road parking to the front and a great garden to the rear with a patio adjacent to the house ideal for those summer BBQs or "gin and tonic" at the end of the day . There are tiered lawned areas beyond this creating a haven for the children to enjoy.

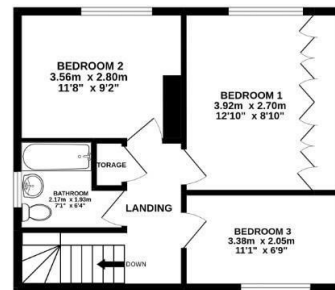
Ideally located being within walking distance of all the bars bistros and boutiques Barrowford has to offer and for the sports enthusiast Barrowford park, "Steven Burke "cycle hub, playing fields and Seedhill cricket and athletics track are all a short walk away.

And for those needing the M65 to commute junction 13 is within a 5-minute drive connecting Barrowford to the major conurbations of the northwest

GROUND FLOOR
57.9 sq.m. (623 sq.ft.) approx.



1ST FLOOR
41.3 sq.m. (445 sq.ft.) approx.



TOTAL FLOOR AREA: 99.2 sq.m. (1067 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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