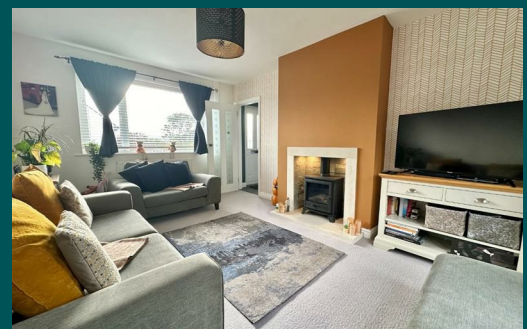


Because life is

Petty<sup>TM</sup>  
Real

46 Oaklands Avenue  
Barrowford  
BB9 8QL



For Sale

£190,000

- Spacious 2 Bed Quasi
- Sought after location
- Lounge with a recently installed gas stove
- Fantastic Dining Kitchen
- Large Conservatory

- Modern Bathroom Suite
- UPVC Glazing & GFCH
- Lovely Gardens & Views
- Off Road Parking
- Close to local Schools.





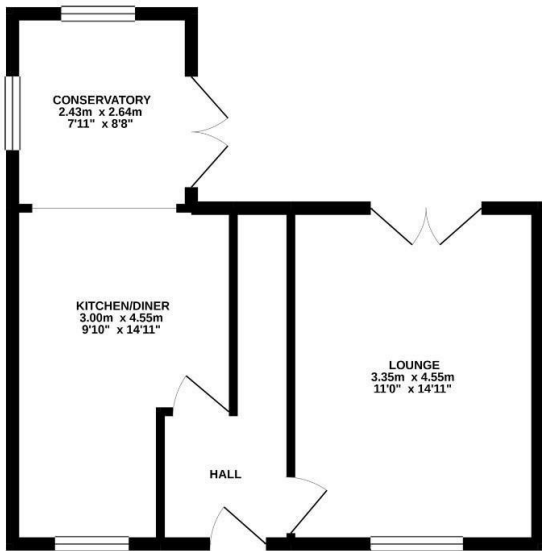
This charming two-bedroom home is nestled in the heart of Barrowford, a sought-after residential area. It's conveniently located within a short stroll of the village's vibrant scene, boasting an array of bars, cozy bistros, and stylish boutiques.

The house has seen thoughtful expansions over the years and has been meticulously cared for. As you step inside, you'll be greeted by an inviting entrance hall. The spacious lounge is a highlight, featuring a recently added stone fireplace with a gas stove and French doors that open up to the lovely rear garden. The kitchen and dining area are perfect for entertaining, complete with integrated appliances and a breakfast bar that leads to a charming conservatory overlooking the garden.

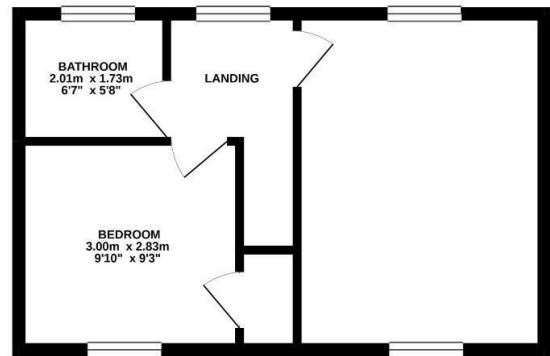
Heading upstairs, you'll discover the first bedroom, the master, which offers modern fitted wardrobes and plenty of natural light with its dual aspect windows. Across the landing, you'll find the second double bedroom. The newly installed house bathroom is equipped with a sleek white three-piece suite, including a bath with a shower overhead and a stylish grey vanity unit.

This home is practical, too, with UPVC double glazing, gas central heating, and off-road parking. Its prime location makes it a great choice for a range of buyers, especially those looking to live within walking distance of St. Thomas's School.

GROUND FLOOR  
38.9 sq.m. (418 sq.ft.) approx.

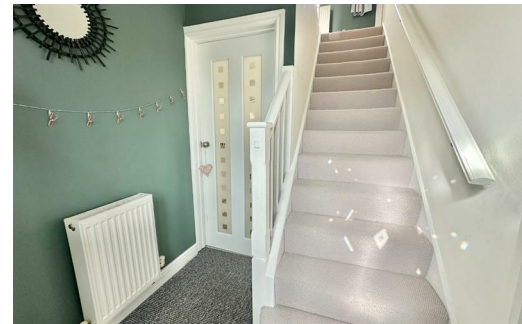


1ST FLOOR  
32.5 sq.m. (350 sq.ft.) approx.



TOTAL FLOOR AREA: 71.3 sq.m. (768 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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