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Real

51 Carr Hall Road  
Barrowford  
BB9 6QD



For Sale

£325,000

- Stone built semi detached cottage
- Sought after area of Barrowford
- Short drive to amenities
- Ideal for someone looking to downsize
- Entrance porch

- Lounge & dining room
- Fully fitted kitchen
- Sitting room & ground floor shower room
- Two double bedrooms & three piece bathroom
- Driveway & south facing garden





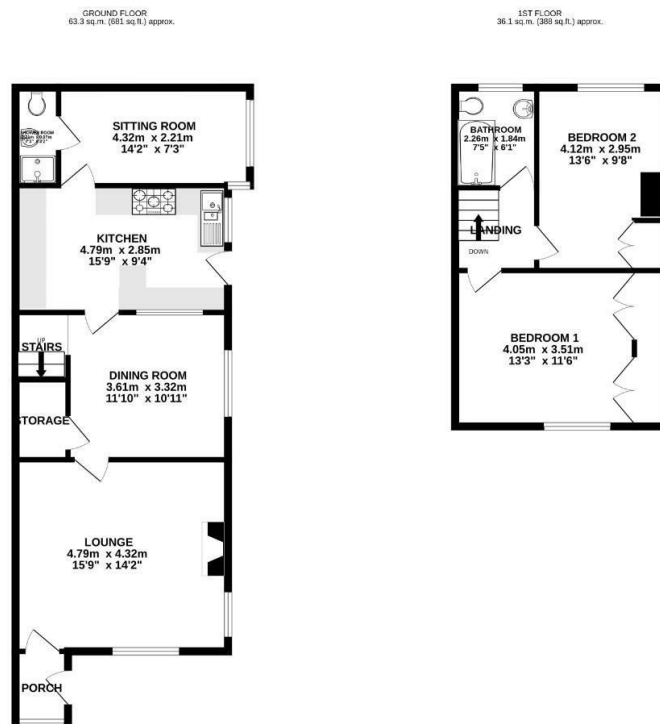
Situated in the most idyllic of locations, in a highly desired area of Barrowford stands this characterful and charming, stone built semi detached cottage. The property is situated within easy reach of Barrowford's local amenities, schools and popular bars & restaurant. This would perfectly suit a professional couple, or small family.

An entrance porch leads you to a sizeable lounge which features a gas fire with ornate fireplace and mullion windows. From the lounge leads into another good sized reception room which is used as a dining room with understairs storage cupboard and stairs providing access to the first floor. The kitchen houses an extensive range of fitted wall, base & drawer units with contrasting work surfaces and splash backs, range oven, plumbing for automatic washing machine, place for fridge freezer and hardwood door providing access to the garden. Completing the ground floor accommodation is a useful sitting room which as been used as bedroom with three piece shower room.

To the first floor is a landing with two double bedrooms each with built in wardrobes with feature mullion windows. Three piece bathroom in white which comprises, bath with shower over, low level wc and wash basin.

Externally to the front is low maintenance garden area and driveway providing off road parking for at least two vehicles. To the side is a beautiful private south facing low maintenance courtyard garden,

No onward chain



TOTAL FLOOR AREA: 99.4 sq.m. (1069 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of areas, 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 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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