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21 Ribblesdale Place
Barrowford
BB9 6AX



For Sale

- Spacious semi detached dwelling
- Highly sought after location
- Mature well manicured gardens
- 3 Good sized bedrooms
- Impressive hallway

Offers Over £395,000

- Two reception rooms
- Extending dining kitchen
- Utility room
- House bathroom & ensuite
- Driveway & useful stone built store



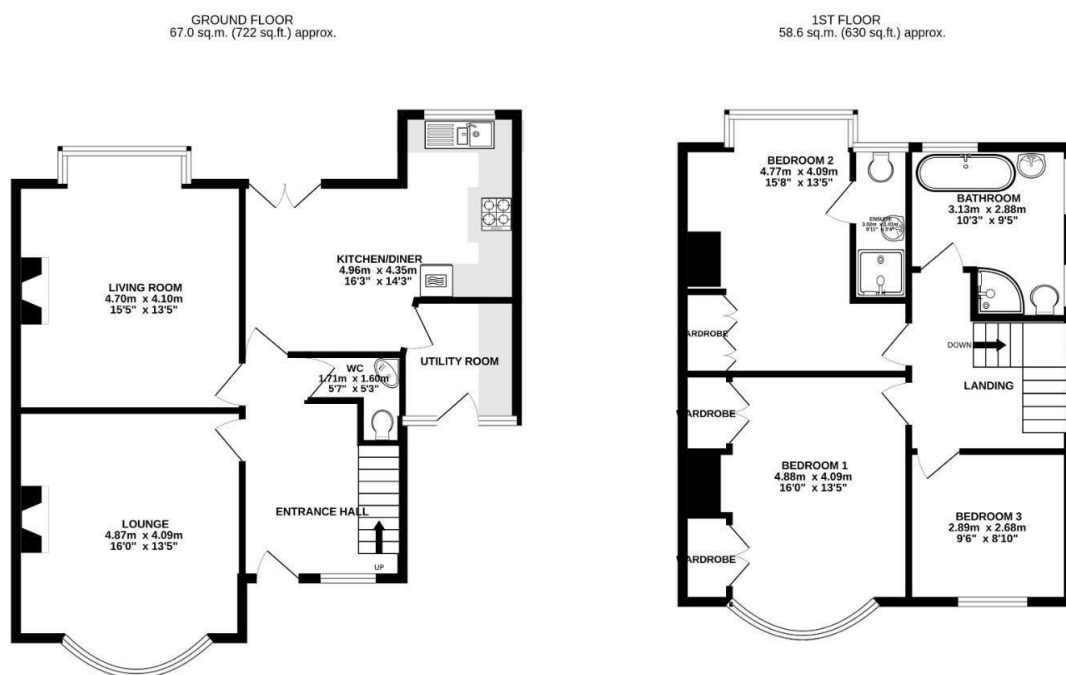
This is an excellent and rare opportunity to purchase a mature stone built semi detached home offering spacious three bedroom family living accommodation in this quiet and sought after residential location. This property will appeal to the growing family or downsizer wanting to live within a short walk from open countryside.

You enter the property via an impressive hallway with return staircase leading to the first floor. Downstairs w.c. with toilet and sink. There is a spacious lounge with bay window overlooking the garden to the front. Second Living room with box bay window and modern remote operated gas fire. Extended dining kitchen with French patio doors leading to the rear garden. The kitchen houses an excellent range of fitted wall base and drawer units, with contrasting work surfaces and splash backs. Neff Appliances include oven, microwave oven, gas hob and dishwasher. Useful utility room with plumbing for washer & dryer and UPVC door.

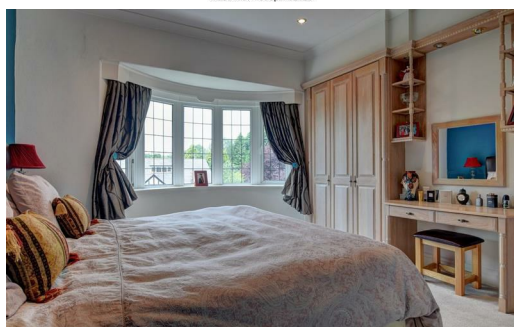
To the first floor is spacious landing. To the front is a generous double bedroom which has fitted wardrobes and views towards Pendle hill. Good sized third bedroom which is currently used as a home office. To the rear is another double bedroom which has fitted bedroom furniture and a box bay window overlooking the rear garden. Ensuite which includes shower cubicle, low level w.c. and wash basin. The Bathroom has a four piece suite in white comprising paneled bath, pedestal hand wash basin, low level w.c. and corner shower enclosure with mixer shower.

Externally to the front is a walled low maintenance garden and driveway providing ample off road parking. To the rear of the property is a superb patio area. Substantial garden that has been neatly manicured over the years and will definitely appeal to the 'green fingered' buyer. Detached brick built storage shed.

The property benefits from double glazing & gas fired central heating. The boiler was replaced 4 years ago and is still under warranty and re-roofed in 2022



TOTAL FLOOR AREA: 125.6 sq.m. (1352 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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