

Because life is

Petty
Real™

57 Gisburn Road
Barrowford
BB9 8ND



For Sale

£725 PCM

- Three Bedrooms
- Dining Kitchen
- Good sized Lounge
- Three Piece Bathroom Suite
- Gas Central Heating

- EPC: D
- Council Tax Band A
- Deposit £725
- No Smokers
- 01282 417775



An immaculately presented mid terrace cottage. The property is within walking distance to local amenities, shops and primary school, and has excellent transport links.

This would make an ideal property for those wanting to enjoy the benefits of village life and yet be within a commutable distance of the major conurbations of the North West via the M65 motorway which is within five minutes drive away.

The property comprises spacious lounge, spacious fully fitted modern dining kitchen which houses an extensive range of matching wall & base units, double sink and drainer, gas cooker, stainless steel splash back and extractor over, under stair storage, UPVC door to the rear, plumbing for a washing machine, wall mounted gas fired combination boiler.

To the first floor is a landing and there are three well proportioned bedrooms and a modern three piece white bathroom suite comprising of bath with mixer shower over, WC and vanity sink unit.

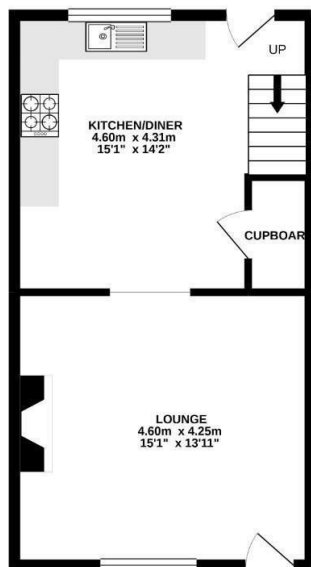
Externally to the front is a garden forecourt and to the rear off is a small walled area.

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

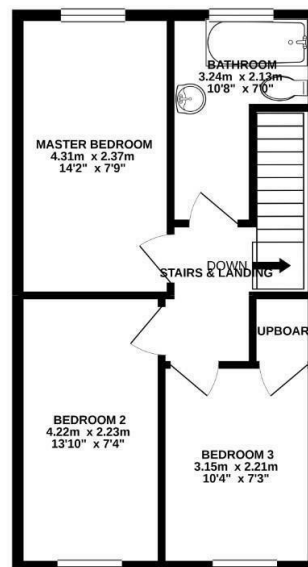
Our initial tenancy agreements are for 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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



1ST FLOOR
39.6 sq.m. (426 sq.ft.) approx.



TOTAL FLOOR AREA - 78.3 sq m. (842 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 parts 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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