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166 Gisburn Road  
Barrowford  
BB9 6AJ



## For Sale

- Quaint Cottage
- Original Features
- Semi-Detached
- Two Bedrooms
- Four Piece Bathroom Suite

Price £229,950

- Popular Village Location
- Garage
- UPVC Double Glazing
- Conservatory
- Double Driveway



A rare opportunity to acquire a two bedroom, semi-detached property situated in a popular residential area in the highly sought after village of Barrowford, this traditional period cottage occupies a convenient setting being within comfortable walking distance of all village amenities and the M65 motorway is within minutes driving distance providing excellent commuting throughout East Lancashire.

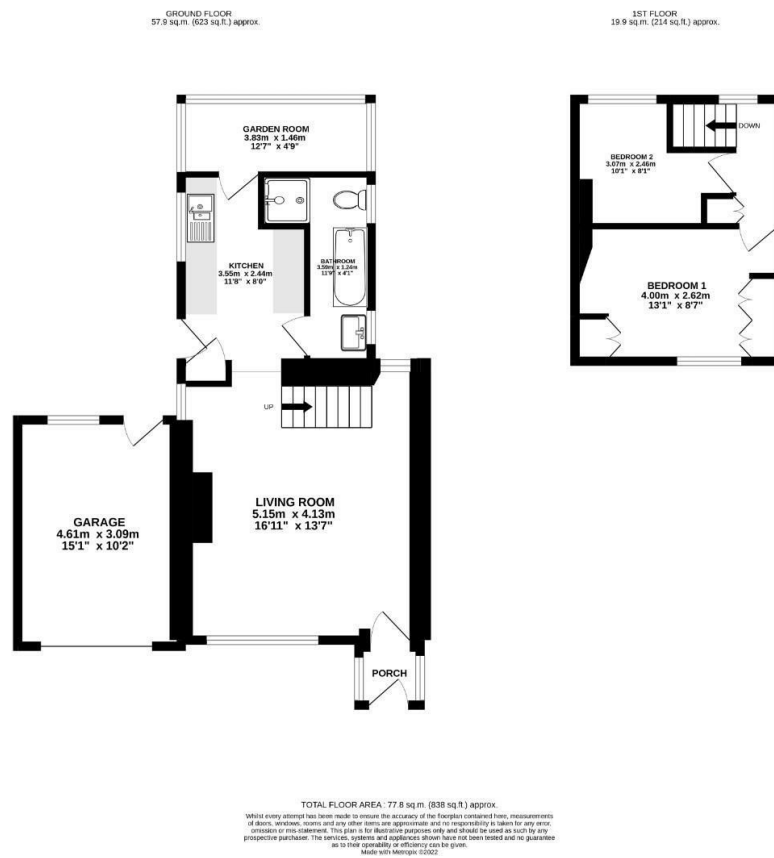
This property is set over two floors and briefly comprises on the ground floor, an entrance porch leading to a spacious lounge with original beamed ceiling, multi fuel stove and an open staircase to the first floor. Through to the rear is a bright kitchen housing matching wall, base and drawer units with complimentary work surfaces and splashbacks and double ceramic sink. Off the kitchen to the rear is a light and airy conservatory, perfect for stargazing and relaxing whilst enjoying the view beyond.

Adjoining the kitchen is a fully tiled bathroom housing a four piece white suite comprising a low level WC, wash basin with vanity unit, panelled bath with shower and a separate shower cubicle.

To the first floor is a central landing leading to a double bedroom to the front of the property, benefitting from fitted wardrobes and a single bedroom located to the rear of the property, with views to the open field beyond.

The property benefits from the modern day comforts of gas central heating, UPVC double glazing and CCTV security system.

Externally, to the front of the property is a large double driveway leading to a linked garage with an electric door. To the rear of the property is a small seating area which natural stone boundary walling abutting an open field.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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