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Petty
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18 Oaklands Avenue
Barrowford
BB9 8QL



For Sale

£165,000

- Spacious mid quasi
- Sought after location
- Ideal for first time buyer or growing family
- Walking distance of established primary schools
- Hallway, store room

- Fully fitted kitchen
- Spacious lounge
- Three bedrooms
- Bathroom & separate wc
- Driveway and large rear garden



Occupying a pleasant position with driveway to the front and a large garden to the rear this well appointed three bedroomed mid quasi property provides the ideal purchase for first time buyer or growing family.

Conveniently positioned in the heart of the highly sought after village of Barrowford, numerous amenities are within comfortable walking distance including boutique shops, bars, coffee shops, bistro's and two primary schools.

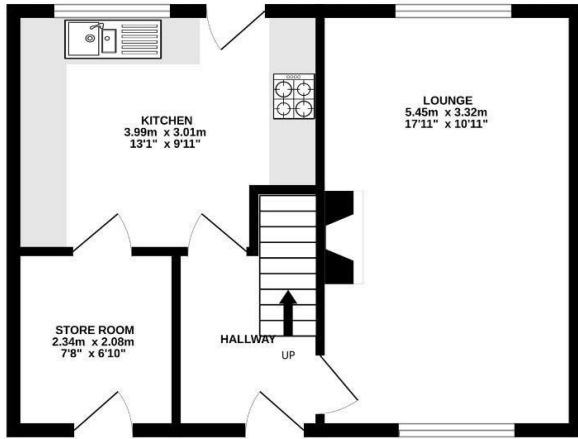
The front door opens to the entrance hall with a staircase rising to the first floor. The well proportioned lounge is positioned to the front and the window looks over the front garden. The kitchen diner has plenty of space for an appropriate dining table and chairs. There are fitted units along two walls with contrasting counters and upstands. The built-in cooking appliances comprise a double electric oven and grill with a gas hob, extractor oven and dishwasher. Large store room which could be made into a dining area.

On the first floor you will find two double bedrooms and good sized single bedroom, a two piece modern bathroom comprising pedestal washbasin, paneled bath, and tiled splash backs. Separate WC.

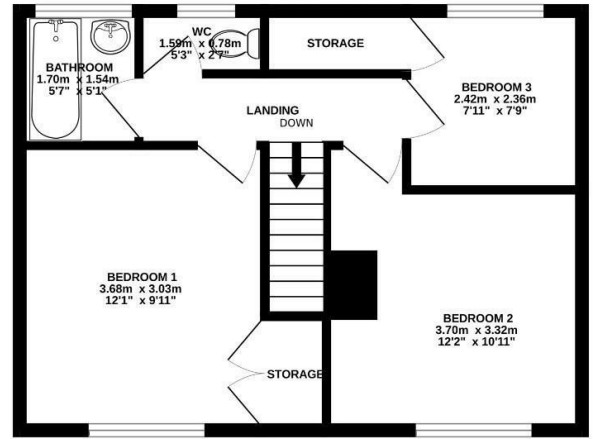
To the front is a driveway with a low maintenance garden and hedgerow borders provide privacy. The rear is a private enclosed garden with patio area and lawn.

No onward chain.

GROUND FLOOR
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA : 78.3 sq.m. (843 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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