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For Sale



9 Ghyll Meadows
Barnoldswick BB18 6HW

£175,000



A 2/3 bedroom semi detached dormer bungalow providing flexible living accommodation arranged over two floors set within low maintenance landscaped gardens together with a private driveway and detached single garage.

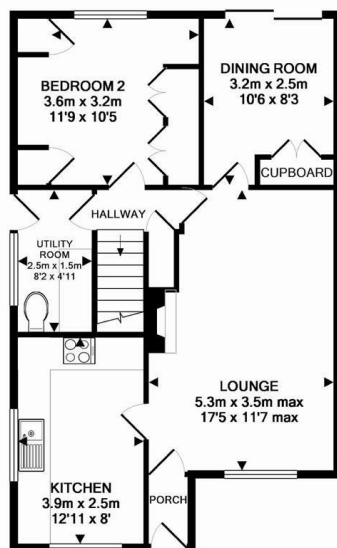
Key Features:

- Semi detached dormer bungalow
- Flexible accommodation
- Lounge with picture window
- Potential for extension
- Ample parking, garage
- Popular residential area
- 2/3 Bedrooms
- 4-Piece bathroom in white
- Well tended gardens

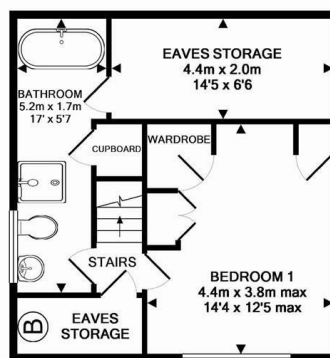
Tenure:
EPC Rating: D
Council Tax Band: C



3 BEDROOM Bungalow - Semi Detached



GROUND FLOOR
APPROX. FLOOR
AREA 55.5 SQ.M.
(598 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 38.1 SQ.M.
(410 SQ.FT.)

TOTAL APPROX. FLOOR AREA 93.6 SQ.M. (1008 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Main Description:

Occupying a pleasant cul-de-sac setting situated within this established and popular residential area of Barnoldswick.

The property comprises a 2/3 bedroom semi detached dormer bungalow providing flexible living accommodation depending on purchasers requirements.

The accommodation is arranged over two floors and comprises on the ground floor, entrance porch leading to a well proportioned lounge with large picture window which provides an abundance of natural light. The kitchen is situated to the front of the property and houses an L shaped arrangement of matching modern wall, base and drawer units with co-ordinating working surfaces. To the rear of the property are two bedrooms which overlook the rear garden, one of the bedrooms could be used as a formal dining room complete with patio doors.

On the first floor there is a landing with sizeable storage area to the eaves. To the left hand side of the landing is the main master bedroom with fitted bedroom furniture and to the right hand side is a four piece house bathroom suite in white. Accessed from the bathroom is a further substantial storage area to the eaves providing further potential for conversion to create additional living accommodation if required.

Externally, to the front of the property is a well tended lawn garden with established borders and tarmac driveway to the side providing tandem off road parking for several vehicles which leads to a detached concrete sectional single garage with manually operated up and over door. The garden area to the rear is low maintenance with Indian stone paved patio and raised bedding plants with secure borders.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property