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17 Lower West Avenue  
Barnoldswick  
BB18 6DW



## For Sale

- Mid-terrace property in Barnoldswick
- Ideal for a first time buyer
- Hallway
- Two reception rooms
- Seperate kitchen

## Offers In The Region Of £130,000

- Utility & wc
- Two double bedrooms
- Modern three-piece bathroom
- Rear yard
- No chain



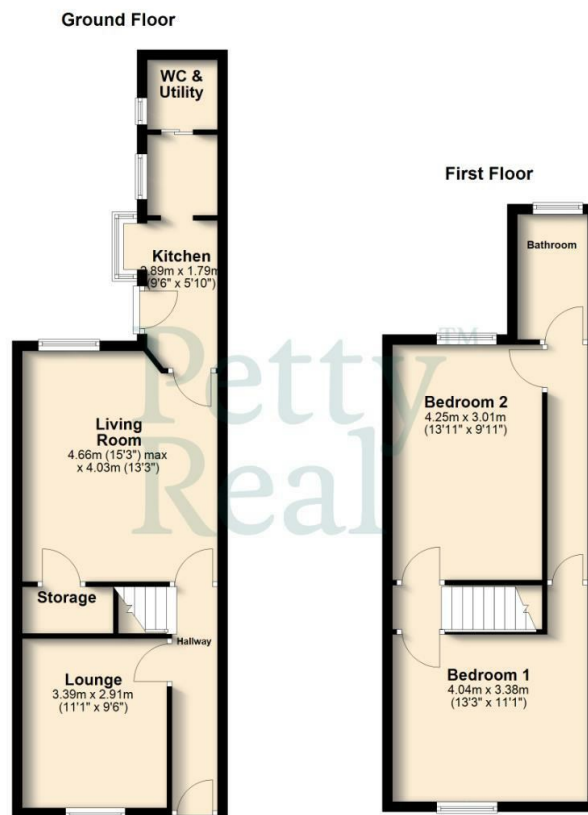
Situated in a well-established residential area of Barnoldswick, this mid-terrace dwelling on Lower West Avenue offers well-proportioned living accommodation arranged over two floors. Ideally suited to first-time buyers or investors, the property is available with no onward chain.

The ground floor comprises an inviting entrance hallway leading through to two spacious reception rooms. These versatile living areas provide ample space for both relaxing and dining, with natural light enhancing the sense of openness throughout.

To the rear, the property features a fitted kitchen offering a range of wall and base units, complemented by a practical layout. Beyond the kitchen is a useful utility area along with a convenient ground floor WC, adding to the home's functionality.

The first floor hosts two generous double bedrooms, both offering comfortable accommodation. A modern three-piece bathroom suite completes the internal layout, finished with contemporary fittings.

Externally, the property benefits from an enclosed rear yard, providing a low-maintenance outdoor space. With its appealing layout, convenient location, and no chain delay, this home presents an excellent opportunity for those looking to step onto the property ladder or expand a rental portfolio.



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.



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11 Albert Road, Colne, Lancashire, BB8 0RY  
T. 01282 868686  
Colne.sales@pettyreal.co.uk

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)