

Because life is

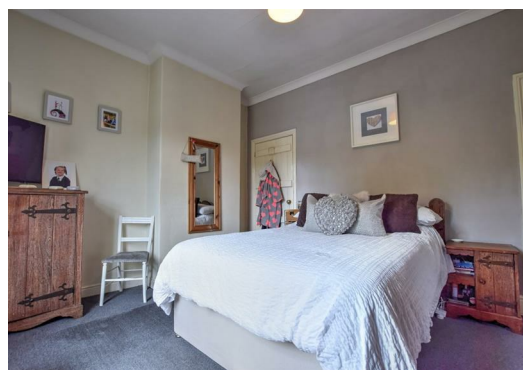
Petty  
Real™

For  
Sale



3 Gisburn Road  
Barrowford BB9 8NB

£110,000



### Key Features:

- Spacious Victorian terrace
- Short drive to the M65
- Dining kitchen
- Modern three piece bathroom
- Ideal For First Time Buyers
- Near to amenities
- Lounge
- 3 bedrooms (incl attic)
- Rear courtyard & permit parking
- Internal Inspection Essential

Tenure: Leasehold  
EPC Rating: D  
Council Tax Band: A



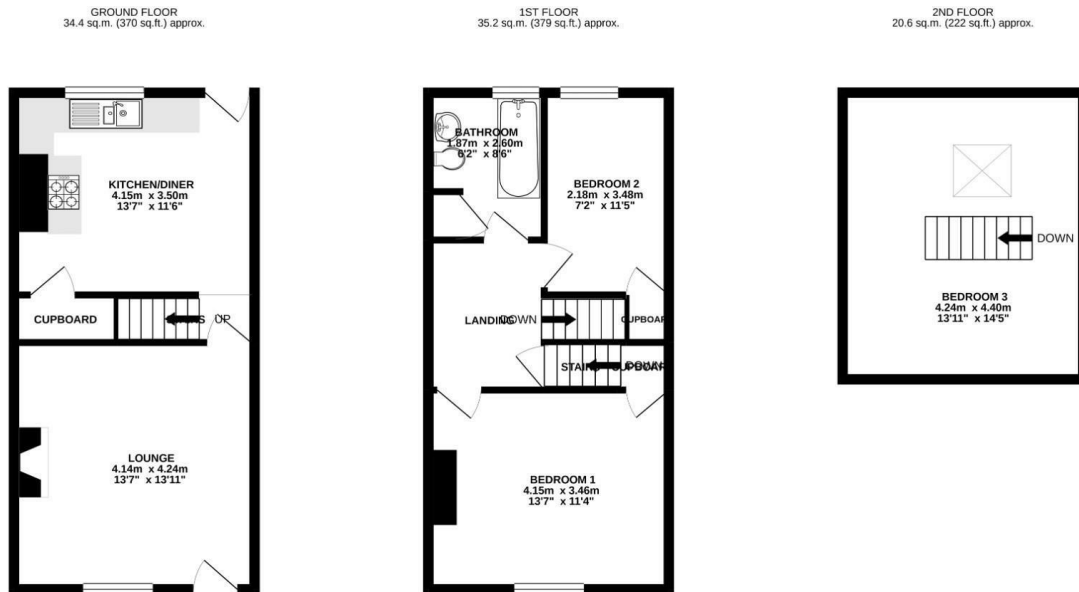
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# 3 BEDROOM House - Terraced



TOTAL FLOOR AREA : 90.2 sq.m. (971 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. The 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:

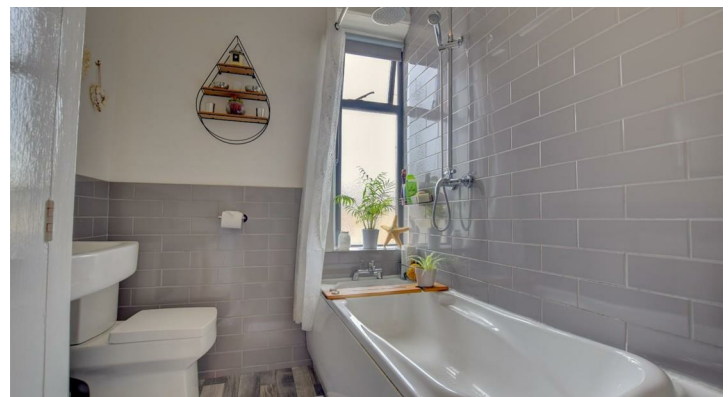
Spacious stone built Victorian mid terrace has to be viewed internally to be fully appreciated and would make an ideal purchase for first time buyer. The property is within walking distance to local amenities, primary school, has excellent transport links. This would make an ideal purchase for those 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 accommodation is arranged over three floors comprising on the ground floor of a well proportioned lounge. The dining kitchen houses a range of wall and base units with integrated oven, hob, stainless steel sink unit, plumbing for automatic washing, wall mounted gas fired combination boiler and useful under stairs storage.

On the first floor there is a double bedroom to the front and a second single bedroom to the rear. The family bathroom houses a four piece suite in white consisting of a low level w.c, pedestal hand wash basin, paneled bath with shower over and tiled wall.

On the second floor is a fabulous attic third double bedroom with velux skylight which infuses the room with an abundance of natural light.

Externally to the front of the property is a garden forecourt with natural stone boundary walling to the rear there is private patio area with ample space for outdoor furniture. There is also the option to purchase a permit from Pendle borough council to have the benefit of residents parking.



**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