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1 Vale Mews
Barrowford
BB9 8BF



For Sale

£205,000

- Townhouse
- Three Bedrooms
- En-Suite
- Close To Nelson & Colne College
- Perfect For a Growing Family

- Fitted Kitchen
- Utility Room
- Spacious Living Room
- Downstairs WC
- Juliet Balcony



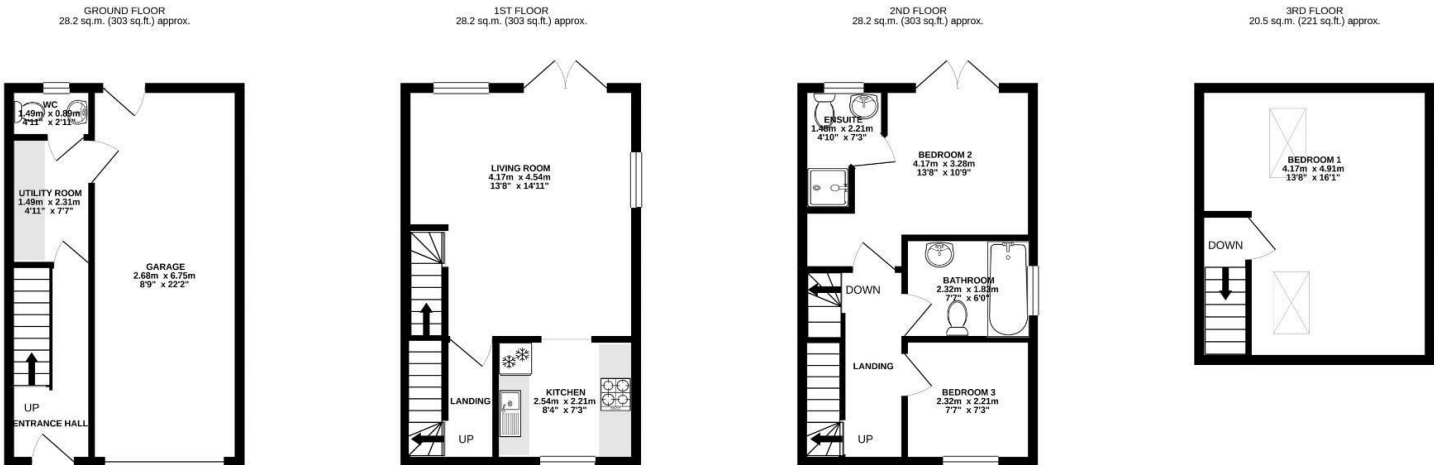
Situated in the heart of Barrowford, this spacious three-bedroom townhouse offers modern living within walking distance of local amenities, bus stops, transport links, and Nelson & Colne College. The property benefits from a recently completed garden makeover, creating a fresh outdoor space ready for relaxation and entertaining.

On entering, you are welcomed into a bright entrance hallway providing access to the first floor. The ground floor includes a utility room plumbed for a washing machine, a downstairs WC, and a tandem garage with an up-and-over door. The garage offers excellent storage and parking but also holds potential to be converted into a home office, gym, or additional living space, subject to the necessary consents. The updated rear patio garden can be conveniently accessed from the garage.

To the first floor is a spacious L-shaped lounge with a Juliet balcony, offering plenty of natural light and a pleasant outlook. The open-plan kitchen is fitted with high gloss white wall, base, and drawer units with contrasting work surfaces and includes an electric oven, hob, fridge/freezer, and stainless-steel sink with drainer.

The second floor comprises a double bedroom with a Juliet balcony and an en-suite with a low-level WC, pedestal hand wash basin, and quadrant shower. A generous single bedroom sits adjacent to the family bathroom, which houses a low-level WC, pedestal hand wash basin, and a panelled bath.

On the top floor is a spacious double bedroom with two skylights creating a bright, airy feel. Externally, there is a resident car park with allocated parking spaces and a bin store for added convenience.



TOTAL FLOOR AREA : 105.0 sq.m. (1130 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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