

Because life is

PettyTM
Real

9 Rosemount Avenue
Barnoldswick
BB18 5JR



For Sale

Price £95,000

- Mid-Terrace Property
- Two Bedrooms
- Generous Lounge
- Traffic Free Setting
- Short Walk To Local Amenities, Schools & Transport Links

- Ideal For First Time Buyers Or Investors
- UPVC Double Glazing & Gas Central Heating
- Freehold
- Tax Band - A
- EPC - D



Occupying a traffic free position, this traditional stone-built, two bedroom property is a short walk to local schools, good public transport links and Barnoldswick Town Centre with all the local amenities on offer making the property an ideal purchase for first time buyers or landlords and investors looking to add to their portfolio.

The property is arranged over two floors and as you enter to the ground floor you are greeted by a generous lounge boasting a large window letting in an abundance of natural light and a feature, stone fireplace with electric fire providing an attractive focal point within the room.

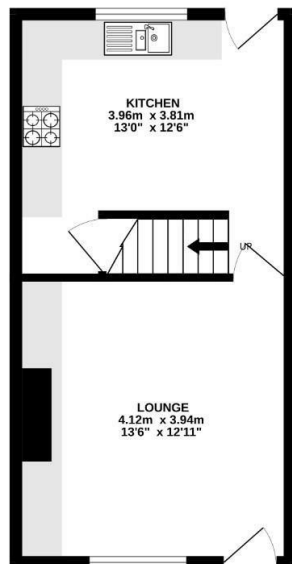
An inner hallway provides a staircase ascending to the first floor and also leads into the kitchen to the rear of the property, which houses matching wall, base and drawer units with co-ordinating work surfaces, double bowl stainless steel sink, freestanding cooker with overhead extractor fan, under stair cupboard and a door leading out to the rear garden.

To the first floor a central landing leads to two well proportioned bedrooms to the front and rear of the property, with the second bedroom boasting fitted wardrobes. The bathroom houses a three-piece suite comprising a low-level WC, pedestal wash basin and panelled bath with overhead shower.

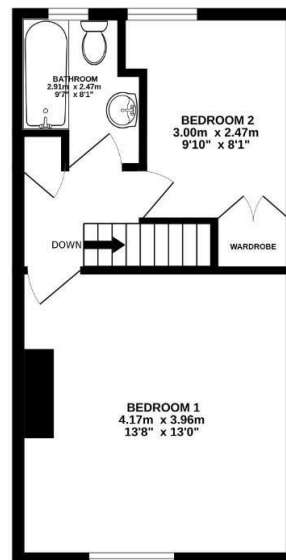
The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is a small garden area to the front and a paved yard to the rear with a raised bedding area.

GROUND FLOOR
30.6 sq.m. (332 sq.ft.) approx.



1ST FLOOR
30.6 sq.m. (330 sq.ft.) approx.



TOTAL FLOOR AREA : 61.5 sq.m. (662 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02023



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.