

Because life is

Petty
Real™

For
Sale



30 Walmsgate
Barnoldswick BB18 5PS

£170,000



Key Features:

- Charming period cottage
- Spacious accommodation
- Lounge with Inglenook f/place
- Luxurious 4-piece bathroom
- Two piece cloakroom
- Period features
- Within walking distance of the town centre
- 3 Double bedrooms
- Nursery/Office
- Courtyard garden

Tenure: Freehold
EPC Rating: E
Council Tax Band: C

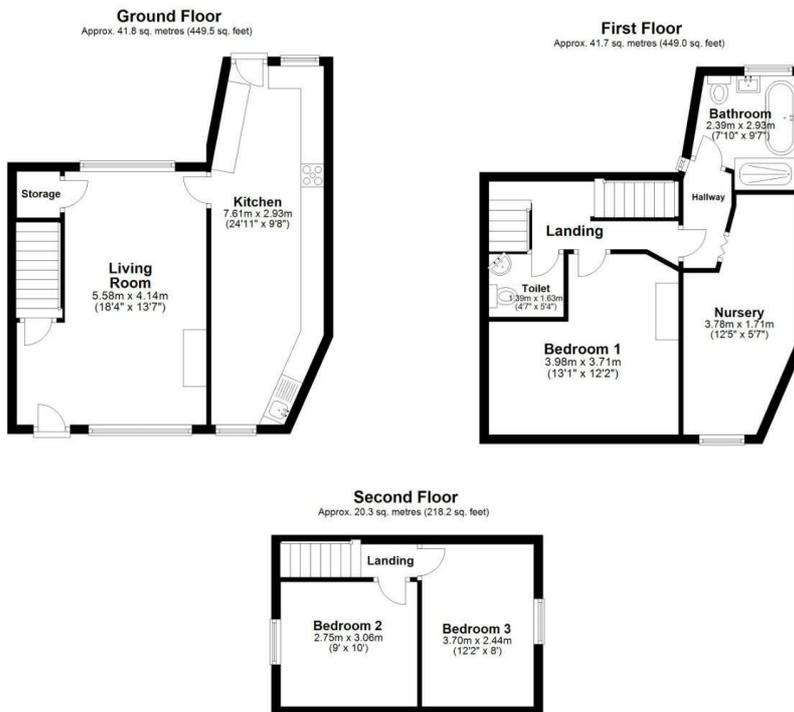


134 Gisburn Road, Barrowford, Lancashire, BB9 6HQ
T: 01282 615900



www.pettyreal.co.uk

3 BEDROOM Cottage



Main Description:

A stunning and charming traditional period cottage property dating back to the mid 1600's and boasts many original features such as mullion windows, exposed stones wall and original fireplaces. The property provides spacious living accommodation arranged over three floors. It is handily located within walking distance of local amenities that Barnoldswick town centre has to offer .

On entering the property to the ground floor you are greeted by a charming and spacious lounge with Inglenook stone fireplace with inset spotlighting and multi fuel stove providing a warm and cosy environment together with exposed stone walling and original staircase ascending to the first floor. The kitchen houses a range of modern matching wall, base and drawer units with co-ordinating working surfaces. Integrated appliances include a fridge freezer and dishwasher together with Range cooker and double illuminated stainless steel chimney hood extractor. There is also a useful understairs storage and stone flag flooring.

Ascending the original stone staircase to the first floor where there is a separate cloak room and staircase provides access to the second floor. The main bedroom is situated to the front of the property and comprises a well proportioned double. The luxurious house bathroom comprises a four piece suite comprising low level wc, hand wash basin, roll top bath and enclosed shower cubicle and cupboard which houses a brand new gas fired combination boiler. Completing the first floor accommodation is a useful room which is currently utilised as a children's nursery but could also be used as a home office. To the second floor is a landing and there are two further double bedrooms

Externally to the front is a garden forecourt and to the rear is a private partly covered courtyard garden.

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



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