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Petty Real™

For Sale



23 West Close Road
Barnoldswick BB18 5EN

£119,950



Key Features:

- Stylish & Stunning Stone Terrace
- Traffic Free Location
- Fabulous Dining Kitchen
- Two Bedrooms
- Decked Enclosed Rear Yard
- Quiet Backwater Setting
- Garden To The Front
- Cosy Lounge
- Modern 3 Piece Shower Room
- Internal Viewing Essential

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

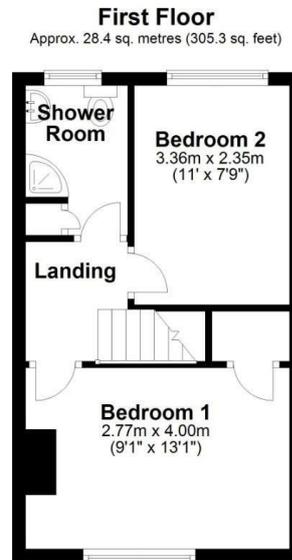


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2 BEDROOM House



Total area: approx. 60.7 sq. metres (653.6 sq. feet)

Main Description:

An internal inspection is absolutely imperative to appreciate this stone built terrace property which has been refurbished by the current owner to an exceptional standard with a real flair for interior design.

The property occupies a quaint traffic free setting complete with a superb garden to the front which adds to the attraction and unique attributes of West Close Road. Numerous local amenities are within comfortable walking distance including Barnoldswick town centre, schools, bus routes and supermarkets.

The accommodation comprises on the ground floor of a cosy lounge positioned to the front of the property and enjoys an attractive aspect over the front garden. Undoubtedly one of the properties best attributes is the fabulously extended dining kitchen which houses a good range of wall base and drawer units in grey with wood effect working surfaces complete with contemporary red glazed splash backs, there is ample space for dining together with useful understairs storage.

On the first floor and two well proportioned bedrooms positioned to the front and rear of the property. The modern shower room houses a three piece suite in white consisting of a low level WC, pedestal hand wash basin and a quadrant corner double shower cubicle complete with splashback and tiled walls providing a luxurious and practical finish.

The loft space is boarded and accessed by a pull down ladder from the landing.

Externally there is a garden to the front complete with artificial grass, establish borders and secure timber boundary fencing. To the rear is a neat and tidy timber decked rear yard.



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