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Petty Real™

For Sale



21 Oaklands Avenue
Barrowford
Nelson BB9 8QL

£145,000



Key Features:

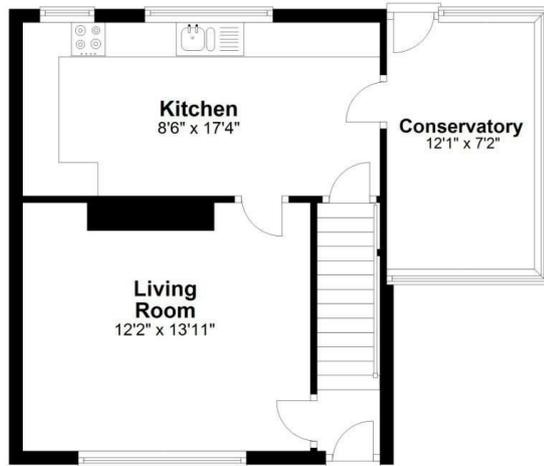
- Modern Method Of Auction
- Two Bedroom Semi-Detached
- Potential For Further Extension
- Central Village Location
- Internal Viewing Imperrative
- Substantial Corner Plot
- Meticulous Condition
- Gated Driveway & Garage
- Walking Distance Of Amenities
- Petty 360 Virtual Tour

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



2 BEDROOM House - Semi-Detached

Ground Floor



First Floor



Main Description:

For Sale by Modern Method of Auction; Starting Bid Price £145,000 plus Reservation Fee.

Occupying a generous corner plot position with gardens areas to both front side and rear this meticulously appointed two bedroomed semi-detached property provides the ideal purchase for the growing family.

Conveniently positioned in the heart of the highly sought after village of Barrowford, numerous amenities are within comfortable walking distance including boutique shops, bars, coffee shops, bistro's and two primary schools. The M65 motorway link is nearby.

The front door opens to the entrance hall with a staircase rising to the first floor. The well proportioned lounge is positioned to the front and has a coal effect gas fire set within a feature limestone fireplace and the window looks over the front garden. The full width kitchen diner has plenty of space for an appropriate dining table and chairs with access to the conservatory extension. There are fitted units along two walls with contrasting counters and upstands. The built-in cooking appliances comprise a double electric oven and grill with an electric hob and extractor over. The white goods consist of an integrated fridge/freezer and dishwasher. Complete with useful understairs storage. The conservatory extension to the side is a welcome addition and enjoys an attractive aspect over the gardens, alternative the plot lends itself perfectly for a two storey extension to the side subject to the necessary consents.

On the first floor you'll find two double bedrooms and a three piece bathroom comprising pedestal washbasin, low suite wc and a panelled bath with a shower over, glazed screen and tiled splashbacks. Fully converted attic room.

To the front a paved footpath provides access to the front down with a low maintenance garden and hedgerow borders provide privacy. To the side the garden is laid to lawn with a block paved patio with a matching gated driveway which leads to a det garage.



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