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Sale



1 Mitton Cottages
Barnoldswick road
Barrowford BB9 6RD

£450,000



Key Features:

- Beautiful extended period cottage
- Open countryside views
- Lounge
- 3/4 bedrooms
- Beautiful garden
- Sought after village location
- Ideal for growing family
- Dining kitchen with appliances
- En-suite and family bathroom
- Driveway, integral garage & substantial double garage

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



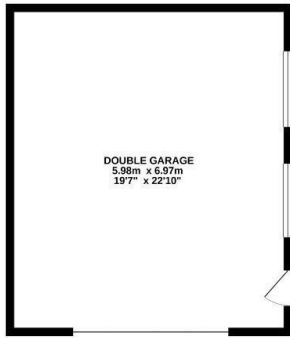
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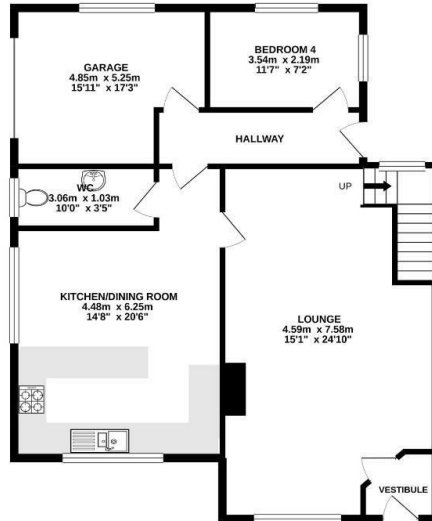
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4 BEDROOM Cottage

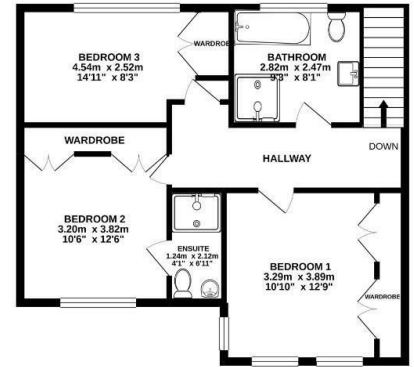
EXTERNAL DOUBLE GARAGE
41.7 sq.m. (449 sq.ft.) approx.



GROUND FLOOR
87.9 sq.m. (946 sq.ft.) approx.



1ST FLOOR
57.4 sq.m. (618 sq.ft.) approx.



TOTAL FLOOR AREA: 187.0 sq.m. (2012 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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Main Description:

1 Mitton Cottages comprises of a beautiful period extended cottage property and occupies a select row consisting of only four period properties and boasts open views.

As you enter the property to the ground floor via a composite door which opens to the vestibule with glazed door accessing the well proportioned lounge complete with exposed stone wall, beamed ceiling and a stone fireplace with gas fire and fabulous view. Spacious dining kitchen which houses an extensive arrangement of modern wall and base units and has a wealth of integrated appliances which includes double oven, gas hob with extractor hood over and dishwasher. From the kitchen there is a rear hallway providing access to the rear garden. Off the hallway is a two piece cloak room, spacious double integral garage and has plumbing for washing machine, and has extensive storage space. Completing the ground floor is a useful study/bedroom 4.

To the first floor is a landing and three well proportioned double bedrooms, two of them are located to the front to take advantage of the views, the third bedroom is to the rear and overlooks the meticulously maintained rear garden, all the bedrooms have fitted wardrobes. The 2nd bedroom benefits from a three piece shower room with shower cubicle, low level wc and wash basin. The bathroom consists of a four piece suite comprising a low level wc, floating hand wash basin, paneled bath, separate shower cubicle, fully tiled walls.

Externally to the front is a pretty forecourt with stone boundary walling. To the rear is a beautiful and meticulous mature garden with various bedding plants & shrubbery, lawn area, complete with Indian stone patio, summer house & hot tub. There is a spacious detached double garage which has approx. 460 sq.ft of roof space, remote roller door, power, double glazed windows, and could be utilised as a studio, gym or workshop. Access to the private driveway is accessed via remote operated gate with parking for 3/4 vehicles



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