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Real

5 Priory Way  
Barnoldswick  
BB18 5HJ



For Sale

£415,000

- Detached
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- En-Suite Shower Room

- Double Drive
- Garage
- Walk-In Wardrobe
- Tax Band - E



This is a superb opportunity to purchase a modern, four-bedroom detached family home, situated in a choice cul-de-sac position surrounded by similar style properties on this popular and sought-after development and is a short walking distance to good travel links, schools and Barnoldswick Town Centre with plenty of local amenities on offer.

The property is arranged over two floors and as you enter through the front door, you are greeted by an entrance hallway with a staircase ascending to the first floor and a useful two-piece cloakroom. A generous lounge sits to the left of the hallway, boasting a large, square bay window letting in an abundance of natural light and a stone fireplace with gas fire providing an attractive focal point within the room.

Double doors lead into a dining room located to the rear of the property, where access to the garden can be gained through patio doors.

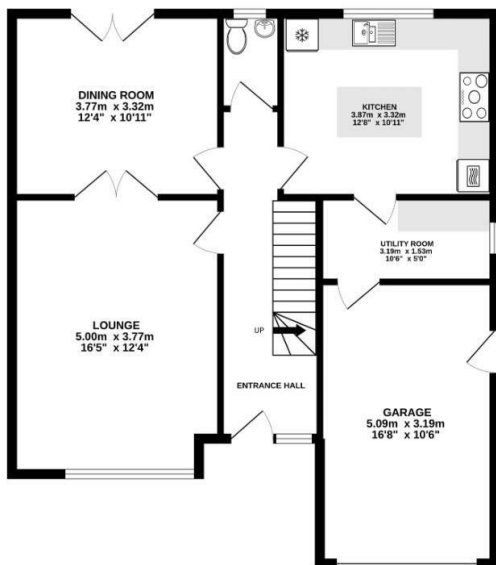
Opposite the dining room, the kitchen houses a modern range of wall, base and drawer units with white, granite work surfaces, inset stainless steel sink, island, integrated fridge, double oven and induction hob with overhead extractor fan. There is a separate utility room leading from the kitchen, with fitted cupboards, plumbing for a washing machine, space for a tumble dryer and access to the integral garage.

To the first floor, a central landing leads to four, well-proportioned bedrooms. The master bedroom boasts a walk-in wardrobe/dressing room and a three-piece, en-suite shower room. Two double bedrooms benefit from fitted wardrobes and a generous single bedroom with a fitted cupboard is currently being used as an office.

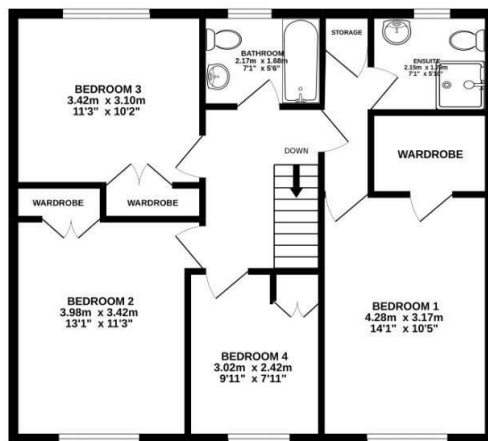
The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

Externally there is a garden to the front laid to lawn with a block paved driveway leading to an integral garage. To the rear is an enclosed garden laid mainly to lawn, with patio area, decking and summer house.

GROUND FLOOR  
76.2 sq.m. (821 sq.ft.) approx.



1ST FLOOR  
66.1 sq.m. (712 sq.ft.) approx.



TOTAL FLOOR AREA : 142.4 sq.m. (1532 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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