

Because life is

Petty<sup>TM</sup>  
Real

12 Pendle View  
Higham  
BB12 9BW



## For Sale

Price £168,000

- Located in the picturesque village of Higham
- Two-bedroom mid-terrace home
- Peaceful traffic-free position
- Pleasant open aspect with countryside views
- Spacious lounge

- Fitted kitchen
- Two bedrooms
- Bathroom
- Garden to the front and enclosed rear yard
- Car park nearby for convenient parking





Tucked away in a peaceful traffic-free position within the sought-after village of Higham, this charming two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers, or downsizers. Enjoying a pleasant open aspect with views towards the surrounding countryside, the property combines village charm with everyday practicality.

Upon entering the home, you are welcomed into a spacious lounge, ideal for relaxing or entertaining. The room features a traditional fireplace and enjoys plenty of natural light. To the rear is a separate kitchen, offering a range of wall and base units and access to the rear yard. While the kitchen and bathroom are of an older style, they provide excellent scope for modernisation.

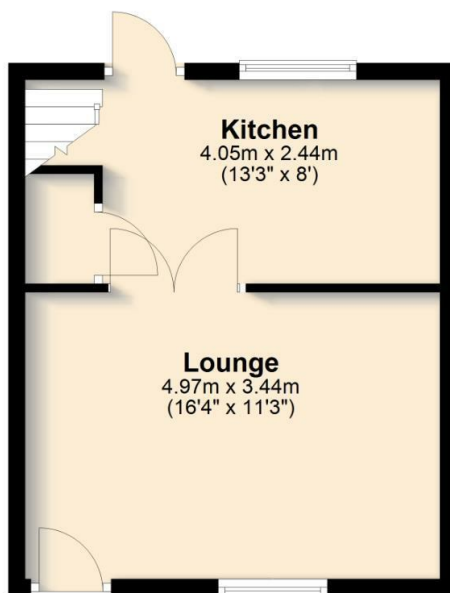
Upstairs, the property offers two well-proportioned bedrooms, including a generous main bedroom with lovely views. The bathroom, located on the first floor, would benefit from updating but is functional in its current condition.

Externally, the property features a lawned garden to the front and an enclosed rear yard. Its position within a quiet cul-de-sac ensures minimal traffic and a peaceful setting.

There is a car park nearby provides convenient off-street parking. Well placed for access to Barrowford, Nelson, and the M65, this is a home with great potential.

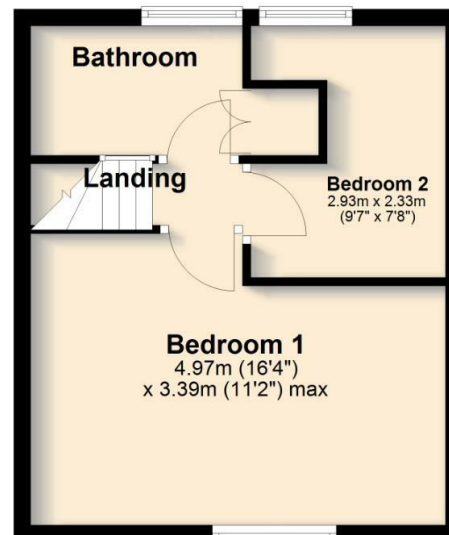
### Ground Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



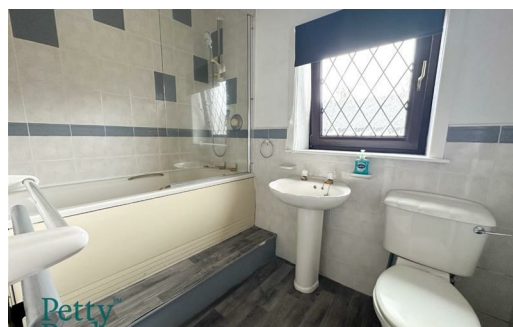
### First Floor

Approx. 29.3 sq. metres (315.4 sq. feet)



Total area: approx. 59.0 sq. metres (635.4 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.