

Because life is

PettyTM
Real

13 Grange Avenue
Barrowford
BB9 6AN



For Sale

£325,000

- Semi detached home
- Sought after village location
- Potential to extend
- Lounge
- Superb dining kitchen
- Utility & cloaks
- 2 Double bedrooms
- 3-Piece bathroom in white
- Useful attic
- Driveway & Gardens



Set in a highly sought after residential location within walking distance of all the bars, bistros and boutiques that Barrowford has to offer and only minutes away from open countryside, this two bedroom semi detached home is ideally positioned for those with an outdoor interest.

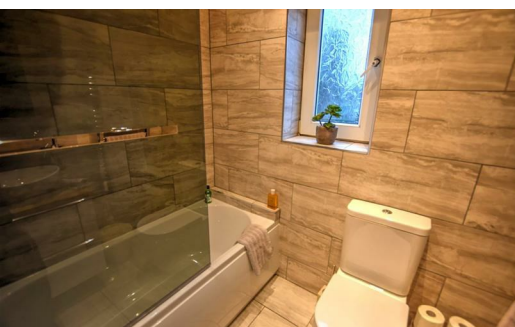
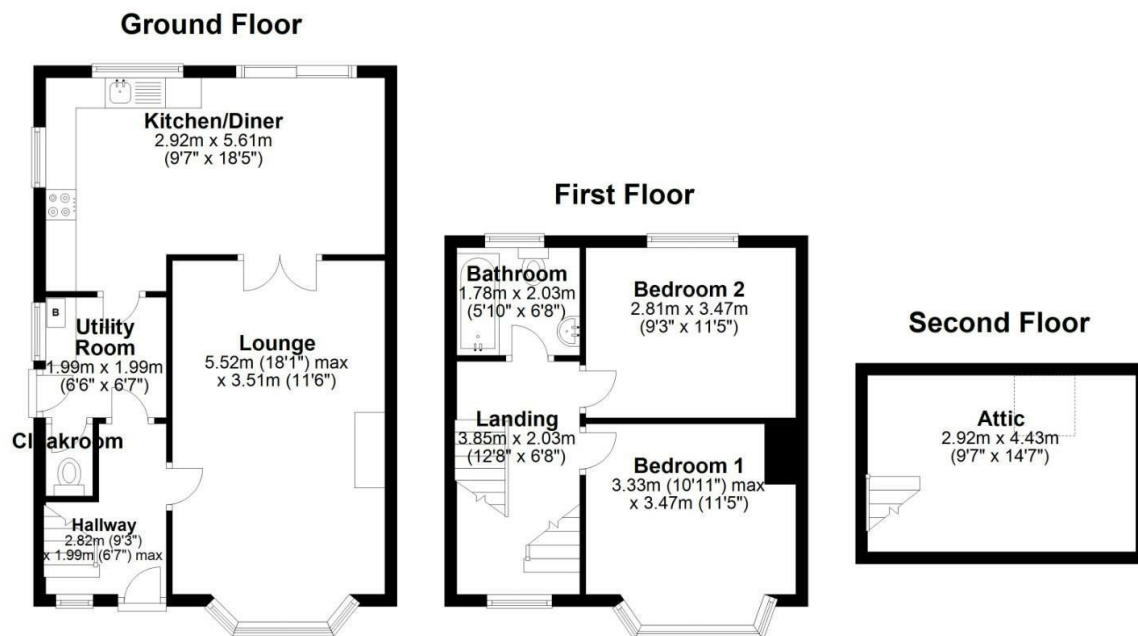
Local sporting facilities, cricket grounds, football pitches and running track are all within a short drive and the M65 motorway which connects into the national motorway network is within 10 minutes. There are three local Primary Schools, Barrowford, Blacko and St Thomas, all within a convenient drive/walk.

The property would suit a wide variety of purchaser, planning permission has been previously granted for a carport and a double bedroom extension with en suite however this has now lapsed but potentially could be obtained again.

The accommodation briefly comprises on the ground floor, entrance hall with staircase leading to first floor, lounge with double doors leading to a superb dining kitchen, housing a range of fitted base and wall units to include inbuilt oven, hob and stainless steel extractor hood over, integrated dishwasher, feature stainless steel sink unit with stainless steel mixer tap over, UPVC double glazed window overlooking the patio and garden area beyond, with complementary work surfaces and feature tiled splashbacks, with patio doors leading onto the rear patio and garden area beyond. There is a utility room and cloakroom.

To the first floor are two double bedrooms and a contemporary three piece house bathroom which houses a bath with mixer shower over, low level wc, wash basin, and is fully tiled throughout which provides a practical yet luxurious finish and there is an attic/occasional room/home office space.

Externally there is a block paved driveway to the front, adjacent to which is a feature lawned area, single garage and substantial garden and patio area to the rear.



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.