

Because life is

Petty<sup>TM</sup>  
Real

24 Federation Street  
Barnoldswick  
Lancashire  
BB18 5JD



For Sale

£750 PCM

- Two spacious bedrooms
- Two generous reception rooms
- Fitted kitchen with ample cupboard and worktop space
- Convenient location close to shops, schools, and transport links
- Three-piece bathroom with shower over bath
- Private rear yard
- EPC - D
- Council Tax - A
- Petty Real
- 01282 415111



Available to let is this well-presented two-bedroom mid-terrace property situated on the ever-popular Federation Street in the heart of Barnoldswick. This delightful home offers a perfect blend of traditional character and modern living, ideal for couples, small families, or professionals.

The ground floor features two spacious reception rooms, providing flexible living and dining spaces, perfect for entertaining or relaxing. To the rear is a well-equipped kitchen with ample cupboard storage and worktop space.

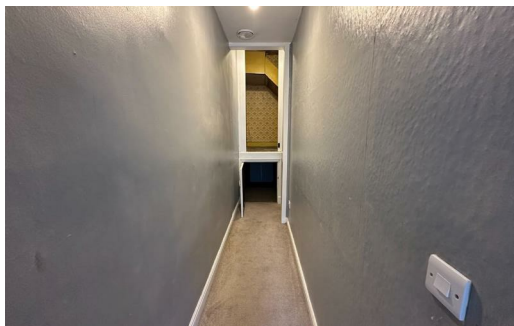
Upstairs, the property boasts two good-sized bedrooms and a bright, modern three-piece bathroom suite with shower over bath.

Located just a short walk from local amenities, schools, and excellent transport links, this property offers both convenience and comfort.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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