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Real

4 Whittycroft Drive  
Barrowford  
BB9 6AS



For Sale

£280,000

- Semi-Detached
- Three Bedrooms
- Large Lounge
- Off-Road Parking
- Garage

- Highly Sought After Area
- Generous Garden
- Close To Local Amenities
- Tax Band - C



Set in a quiet cul-de-sac location in the popular area of Higherford on the outskirts of Barrowford yet still within walking distance of the village and all the local amenities it has to offer. For those wishing to commute, the property is within a ten-minute drive to the M65 with links to Manchester, Preston and Blackburn.

As you enter the property through the UPVC front door, you are greeted with an entrance hallway with a staircase ascending to the first floor with a useful under-stair storage cupboard. To the right is a generous lounge boasting dual aspect windows letting in an abundance of natural light and a stone fireplace with tile surround and gas fire providing an attractive focal point within the room.

Adjoining is a kitchen housing matching wall, base and drawer units with co-ordinating work surfaces, tile splashback and stainless-steel sink.

To the first floor is a central landing leading to two, well-proportioned double bedrooms, the second boasting a fitted wardrobe, a generous single bedroom currently being used as an office and a modern bathroom housing a three-piece suite in white comprising a low-level WC, wash basin with vanity unit and a shower cubicle.

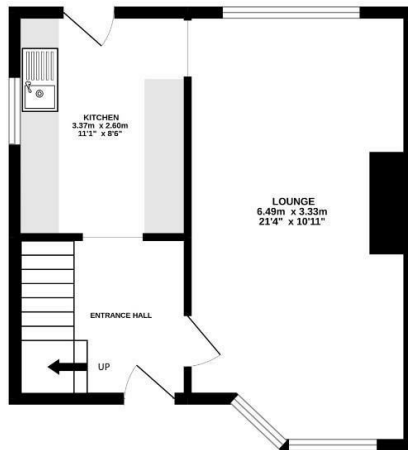
The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

Externally there is a paved driveway to the front leading to a garage and a lawn with established borders. To the rear is a large garden with patio area, lawn and plant bedding.

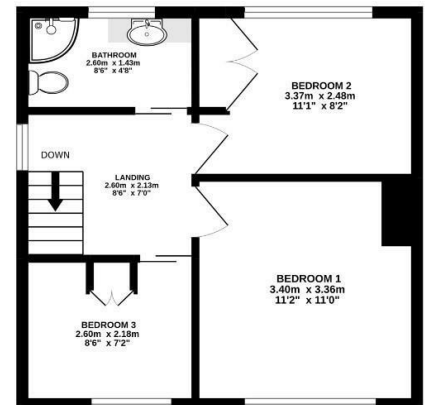
BASEMENT  
15.5 sq.m. (167 sq.ft.) approx.



GROUND FLOOR  
35.2 sq.m. (379 sq.ft.) approx.

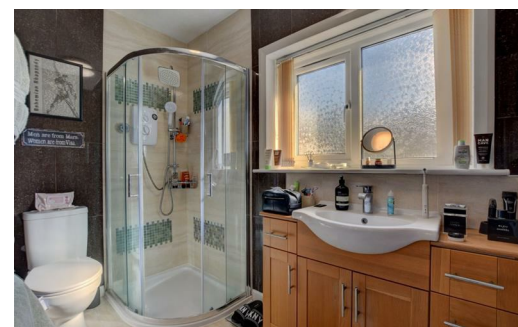


1ST FLOOR  
34.4 sq.m. (371 sq.ft.) approx.



TOTAL FLOOR AREA : 85.1 sq.m. (916 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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