

Because life is

Petty<sup>TM</sup>  
Real

121 Bolton Grove  
Barrowford  
BB9 8PB



For Sale

Reduced To £134,950

- Spacious end terrace
- Quiet location
- Ideal for a downsizer
- Lounge & dining room
- Kitchen & conservatory

- Two bedrooms
- Bathroom
- Attic
- Garden
- Parking





This generously proportioned two-bedroom end-terraced property is proudly presented to the market in the highly sought-after location of Barrowford, nestled within a tranquil cul-de-sac. Boasting captivating gardens to the rear and generously sized rooms throughout, this property offers an ideal residence for a family or presents an excellent investment opportunity. Conveniently positioned near bus routes, reputable schools, and essential amenities, it also provides easy access to Burnley, Ribble Valley, and major motorway connections.

Upon entry, you are greeted by a spacious reception room that flows seamlessly into an inner hallway, leading to a second reception room and staircase accessing the first floor. The second reception room adjoins a well-appointed kitchen, which seamlessly opens onto a charming conservatory. Ascending to the first floor, you'll find two inviting bedrooms, a bathroom, and access to a converted loft space via a staircase.

Garden area to the rear and parking to the side of the property.

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

No onward chain



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanItUp.



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.

134 Gisburn Road, Barrowford, Lancashire, BB9 6HQ  
T. 01282 615900  
Barrowford.sales@pettyreal.co.uk

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)