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13 Kendal Avenue
Barrowford
BB9 6EY



For Sale

Price £212,000

- Semi-detached dormer bungalow
- Two bedrooms
- Sought after location
- Potential to develop
- Hallway

- Lounge diner
- Fitted kitchen
- Three piece shower room
- Garage & driveway
- Gardens front & rear



A well presented, semi-detached dwelling located in prime central position in the heart of the popular village of Barrowford. Having a unique opportunity to put your own stamp on it, with potential to extend the ground floor and / or convert the first floor subject to planning permission. The property is within walking distance of amenities such as Booth's supermarket and Barrowford memorial park as well as established primary schools. The property would make an ideal purchase for a growing family or downsizers.

On entering the property to the side, you are greeted by an entrance lobby which in turn leads into a hallway with a staircase ascending to the first floor. To the front of the property is an open-plan lounge/dining room boasting two large windows flooding the rooms with an abundance of natural light and a stone fireplace with gas fire in the lounge providing an attractive focal point within the room.

To the rear of the property is a generous bedroom overlooking the rear garden and benefits from a large under stair cupboard. The kitchen also sits to the rear of the property and houses matching wall, base and drawer units with coordinating work surfaces, tile splash back, stainless steel sink, and UPVC double glazed door leading to the rear garden.

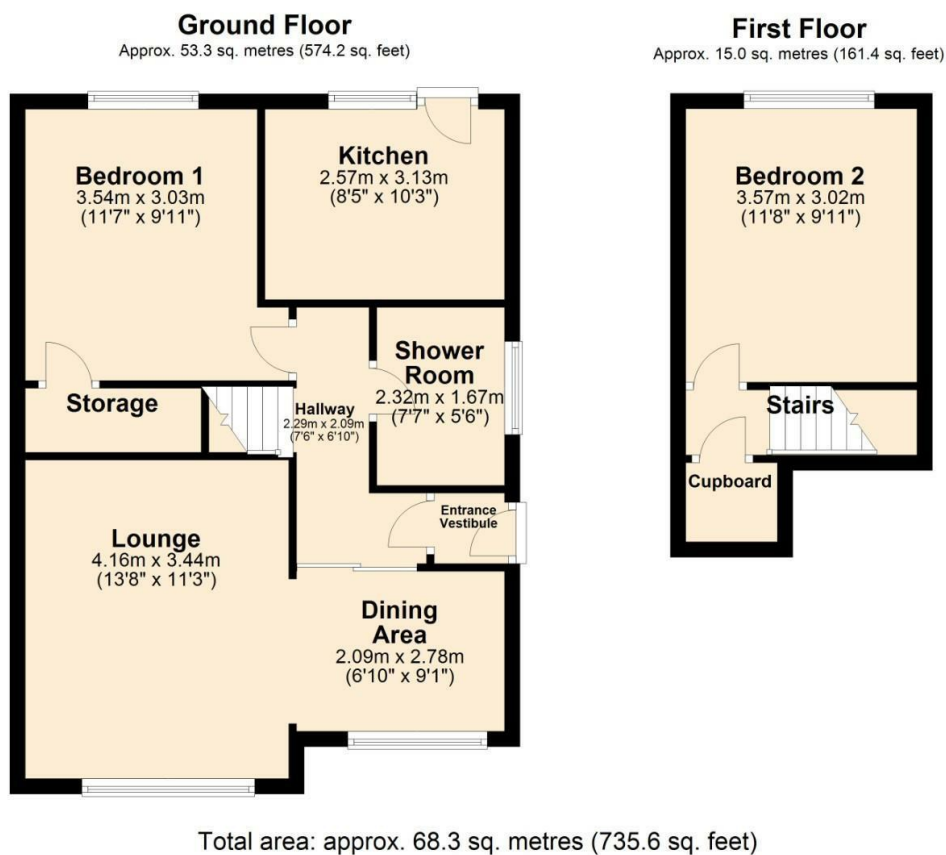
Completing the ground floor is a shower room housing a three-piece suite comprising a low-level WC, pedestal wash basin and shower enclosure with overhead shower.

To the first floor a central landing leads to a good sized double bedroom and airing cupboard housing the hot water cylinder.

Externally there is a lawn garden to the front of the property alongside a lengthy driveway leading to a detached garage. To the rear is a well maintained garden with lawn, patio area, plant bedding, shrubbery and greenhouse.

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

No chain



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