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11 Lucy Street
Barrowford
BB9 8QS



For Sale

Price £140,000

- Modern mid terrace house
- Popular village location
- 2 Bedrooms
- 2 Reception rooms
- Separate modern extended kitchen

- Spacious 3-piece bathroom in white
- Light oak DG & GFCH
- Excellent for FTB/downsizer
- No chain
- Early viewing recommended



Located in the heart of the popular Pendleside village of Barrowford this immaculately presented modern spacious mid terrace dwelling is a short distance away from local Schools and amenities and presents an ideal purchase for first time buyers or perhaps anybody looking to downsize.

The property offers modern living accommodation arranged over two floors and comprises on the ground floor, entrance hallway accessed by a light oak double glazed door and having stairs providing access to the first floor. There is a good sized lounge and a second larger living room with gas stove and under stairs storage cupboard. The separate modern extended kitchen houses an excellent range of fitted wall and base units with complementary work surfaces and splashbacks, integrated oven and hob with extractor hood over, 1½ bowl sink unit, plumbing for automatic washing machine and UPVC double glazed door leading to the rear yard.

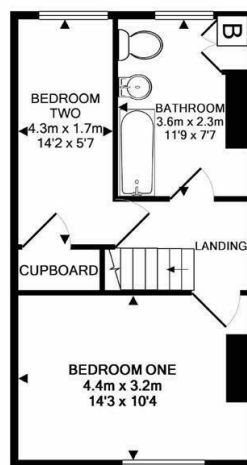
To the first floor is a landing, excellent sized double bedroom to the front and good sized second smaller double bedroom to the rear with walk in storage cupboard. The spacious bathroom has a three piece suite in white comprising bath with mixer shower over, low level wc, pedestal hand wash basin and storage cupboard housing the gas fired combination boiler.

Externally to the front of the property is an attractive garden forecourt and to the rear is an enclosed yard.

The property benefits from the modern day comforts of light oak double glazing and gas fired central heating and an internal viewing appointment is recommended.



GROUND FLOOR
APPROX. FLOOR
AREA 45.5 SQ.M.
(490 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.4 SQ.M.
(371 SQ.FT.)

TOTAL APPROX. FLOOR AREA 79.9 SQ.M. (860 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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