

Because life is

Petty<sup>TM</sup>  
Real

6 Springbank  
Barrowford  
BB9 6AP



## For Sale

- Spacious bay fronted mid terrace
- Sought after village location
- Hallway
- Lounge
- Living room

## Offers In The Region Of £349,950

- Dining kitchen
- Four bedrooms
- Three piece bathroom
- Useful cellar
- Garden to the rear



An opportunity to purchase a spacious four bedroom, mid terrace property situated in an elevated position on the outskirts of the popular village of Barrowford. Arranged over four floors, the property provides substantial living accommodation and would be an ideal purchase for a growing family.

As you enter the property through original timber front door you are greeted with an entrance lobby which in turn leads to a hallway with a staircase ascending to the first floor. The first of two reception rooms is situated to the front of the property, boasting a large bay window letting in an abundance of natural light and a polished, living flame gas fire providing an attractive focal point within the room. A second reception is located towards the rear of the property and boasts a feature living flame gas fire with surround.

A substantial kitchen/diner is fitted with an array of cabinetry housing matching wall, base and drawer units with co-ordinating work surfaces, splash backs and integrated appliances including fridge, dishwasher, oven, inset sink and five ring, gas hob with overhead extractor fan. From the kitchen is a staircase leading into a large basement providing valuable utility/storage space.

To the first floor is a spacious landing area with spindle balustrade and a further staircase leading to the second floor. The master bedroom is located to the front, a second double and generous single to the rear.

A half tiled bathroom houses a three piece suite in white comprising a low level WC with hidden cistern, wash basin with vanity unit and a paneled bath with overhead shower. To the second floor is an attic room with Velux window, making an ideal fourth, double bedroom.

Externally to the front is a and attractive garden and to the rear is a yard. Additionally the property boasts a substantial garden area to the rear part of which could be dug out and made into a driveway if necessary.



Total area: approx. 173.6 sq. metres (1868.3 sq. feet)



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.