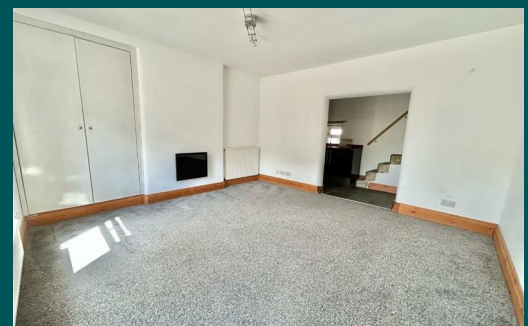
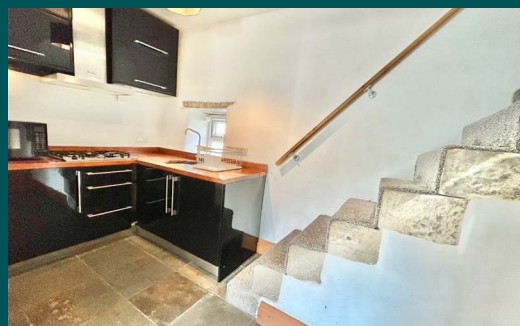


Because life is

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Real

5 Sandy Lane
Barrowford
BB9 8NY



For Sale

£104,950

- Quaint Cottage
- Good Transport Links
- Ideal for a first time buyer
- Overlooking River
- Close to Local Amenities

- Lounge
- Fitted kitchen
- Spacious double bedroom
- Bathroom
- Small garden to the front



In the sought-after village of Barrowford, this quaint cottage is ideally situated just off the high street, close to bistros, cafes, and bars. As an end-terrace property overlooking the Pendle Water River, it offers convenient access to the M65, linking to Burnley, Preston, Manchester, and Blackburn. This charming home is perfect for a first-time buyer or a couple seeking the tranquility of village life.

Upon entering the front door, you are welcomed by the main living room. The kitchen is well-sized and equipped with modern conveniences, including wall units, drawers, and cupboards, along with a storage cupboard under the stairs.

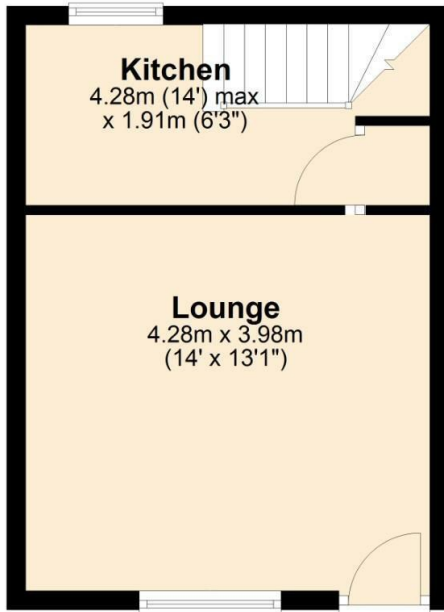
Ascending the original, untouched stone staircase, you will find a generous double bedroom with an exposed beam and gas central heating. The bathroom is spacious and includes a three-piece suite consisting of a pedestal wash basin, WC, and a bath with an overhead shower.

Externally to the front is a small garden area.

No onward chain.

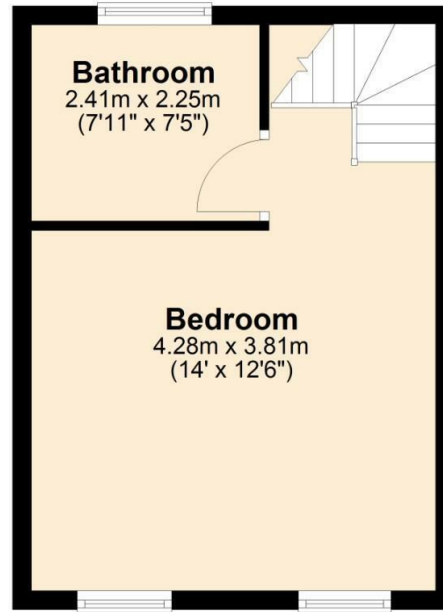
Ground Floor

Approx. 25.6 sq. metres (275.4 sq. feet)



First Floor

Approx. 26.0 sq. metres (279.9 sq. feet)



Total area: approx. 51.6 sq. metres (555.3 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.