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Petty<sup>TM</sup>  
Real

17 Garnett Street  
Barrowford  
BB9 8PA



For Sale

Asking Price £89,950

- MID TERRACE HOUSE
- POPULAR VILLAGE LOCATION
- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- TWO BEDROOMS
- ONE RECEPTION ROOM

- DINING KITCHEN
- HOUSE BATHROOM
- GFCH & DOUBLE GLAZING
- YARD TO REAR
- EARLY VIEWING ADVISED



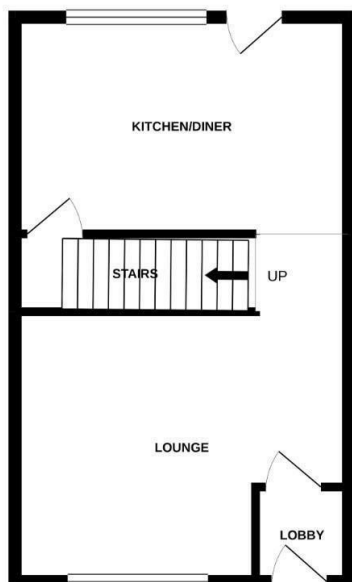
Tenants in situ - 6 month tenancy signed in February 2025.

Nestled in a prime location, this charming two-bedroom mid-terraced home is perfectly situated within strolling distance of Barrowford's vibrant array of bars, bistros, and boutiques. Boasting the advantages of central heating and double glazing. This residence is an ideal opportunity for an investor to add to their portfolio or for a first time buyer.

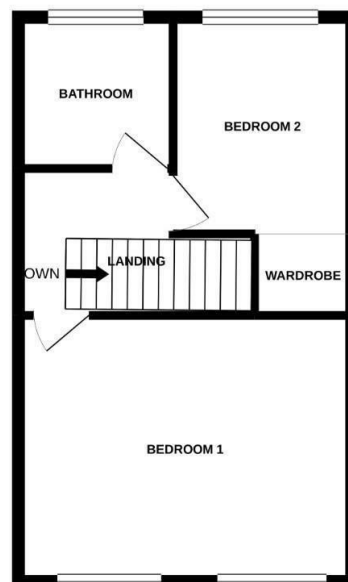
Upon entering the property through the entrance vestibule, you'll find a welcoming living room that seamlessly transitions to a well-appointed dining kitchen. Ascend to the first floor, where two generously sized double bedrooms and a tastefully designed house bathroom await.

To complete the picture, a rear yard offers a private outdoor space for your enjoyment.

GROUND FLOOR  
35.6 sq.m. (383 sq.ft.) approx.

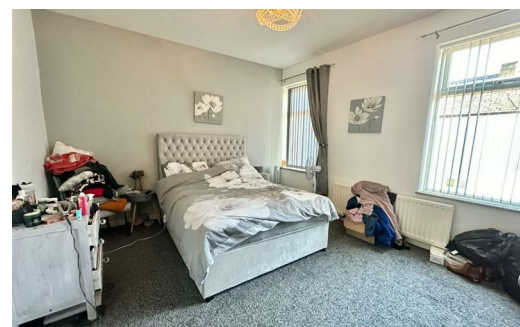


1ST FLOOR  
35.6 sq.m. (383 sq.ft.) approx.



TOTAL FLOOR AREA: 71.2 sq.m. (767 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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