

Because life is

PettyTM
Real

74 Gisburn Road
Barrowford
Nelson
BB9 8NG



For Sale

£190,000

- *Attention First Time Buyers / Upsizing Families!*
- Unique Opportunity!
- Three Bedroom Mid Terrace
- Stunning Kitchen Dining Space
- Large Reception Room

- Master Bedroom En-Suite
- Three Piece Bathroom
- Council Tax Band: B (Pendle.)
- EPC Rating: D
- Freehold



Petty Real proudly presents this beautifully refurbished three-bedroom mid-terrace cottage on Gisburn Road, Barrowford – a fantastic opportunity for first-time buyers or families alike.

This charming property has been updated throughout to a high standard and offers modern, stylish living in a popular location.

Upon entry, you're welcomed into a bright hallway leading to the spacious main reception room. With ample space for comfortable seating, media unit, and fitted storage on either side of the chimney breast, this room is perfect for relaxing or entertaining.

To the rear, the heart of the home is a stunning open-plan kitchen and dining area. Finished to a high specification, it features integrated appliances including an oven, hob, dishwasher, fridge, and freezer – ideal for everyday living and hosting.

Upstairs, you'll find three well-proportioned bedrooms. The master bedroom is located to the rear, featuring a walk-in wardrobe and a sleek en-suite shower room with toilet, sink, and walk-in shower.

The second bedroom faces the front and offers generous space for a double bed and furniture. The third bedroom, also situated at the front of the property, is ideal as a child's room, home office, or guest space.

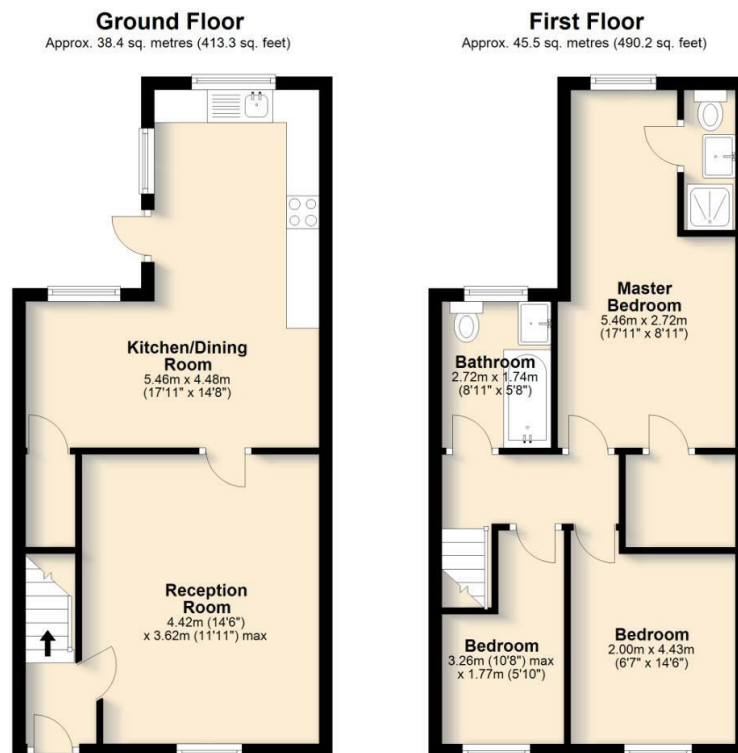
The family bathroom comprises a bath with overhead shower, toilet, and washbasin.

Externally there is a private rear yard, perfect for summer barbecues and outdoor dining.

Key Details:

Freehold
EPC Rating: D
Council Tax Band: B (Pendle Council)

A move-in ready home in the heart of Barrowford – early viewing is highly recommended!



Total area: approx. 83.9 sq. metres (903.5 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



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.

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