

Because life is

Petty<sup>TM</sup>  
Real

32 Trough Laithe Road  
Barrowford  
BB9 6FA



## For Sale

- No Onward Chain!
- Driveway
- Two double bedrooms
- Fully fitted kitchen with appliances
- Spacious lounge

## 25% Shared Ownership £55,000

- NHBC Warranty (8+ years remaining)
- Utility room
- Modern 4 piece bathroom
- Private garden
- Ideal for a downsizer



Shared Ownership.

This modern two-bedroom semi-detached home is located in the sought-after 'Keld' development, ideal for a small family or someone looking to downsize. There is still over 8 years left on the NHBC warranty, giving you additional peace of mind!

Situated in Barrowford, known for its charming independent boutiques, designer fashion, and vibrant atmosphere, the area attracts visitors from across the North West. Everyday essentials can be found at the local Booths store, featuring high-quality produce from independent suppliers.

The village is also celebrated for its variety of independent coffee shops, wine bars, pubs, micropubs, and restaurants. Whether you're after tapas or fine dining at the Michelin-starred White Swan in nearby Fence, there are plenty of social and dining options to enjoy with family and friends.

Inside, the property offers a spacious, fully-fitted modern dining kitchen with integrated Hoover appliances. The kitchen is designed with sleek, handleless soft-close wall and base units, complemented by contrasting work surfaces. Appliances include an electric hob, electric oven, integrated fridge freezer. A utility room provides additional storage, a WC, wash basin, and plumbing for a washing machine.

The rear living room is bright and welcoming, with full-height glass doors and a window that open onto the garden, creating a seamless flow between indoor and outdoor spaces. Upstairs, a landing with two storage cupboards one housing the gas-fired combination boiler. The front-facing spacious double bedroom.

Additionally, there is a contemporary four-piece bathroom suite with a paneled bath, low-level WC, wash basin, and a double shower cubicle with a thermostatic shower. The property includes a driveway with parking space for two cars, and private low maintenance rear garden with a paved patio area.

This stylish property is ready to be your next home.



Total area: approx. 69.1 sq. metres (743.6 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.



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