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15 Mount Street
Barrowford
BB9 8PP



For Sale

Price £225,000

- Four-bedroom end-terrace home
- Ideal for a growing family
- Popular Barrowford location
- New roof fitted in 2025
- Two reception rooms

- Open-plan dining kitchen with island
- Utility room and WC
- En-suite to main bedroom
- Modern family bathroom
- Boarded loft and rear yard



Presenting an ideal opportunity for growing families, this substantial four-bedroom double-fronted end-terrace home occupies a sought-after position within the popular village of Barrowford. Within walking distance are a range of boutique shops, cafés, restaurants and well-regarded schools, whilst the nearby Leeds & Liverpool Canal and Pendle Water provide scenic walking routes. The M65 motorway is also easily accessible, offering links to Manchester, Preston and Blackburn.

The property has been well maintained by the current owners and benefits from a new roof fitted in 2025, providing added peace of mind for prospective purchasers.

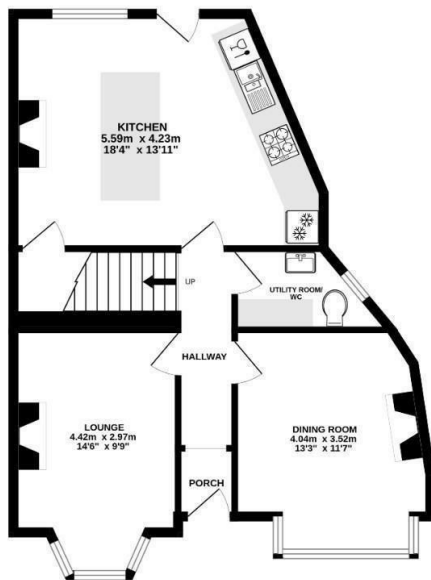
The accommodation is accessed via a UPVC entrance door leading into a porch and welcoming hallway. To the front is a spacious lounge with a large bay window and attractive stone fireplace with gas fire. Opposite, a generous dining room with a box bay window offers an excellent space for entertaining and family dining.

To the rear is a bright and spacious open-plan dining kitchen fitted with matching wall and base units, complementary work surfaces, a central island, composite sink and integrated appliances including a fridge freezer, dishwasher, oven and gas hob. A useful utility room and two-piece WC are positioned off the hallway, together with under-stairs storage.

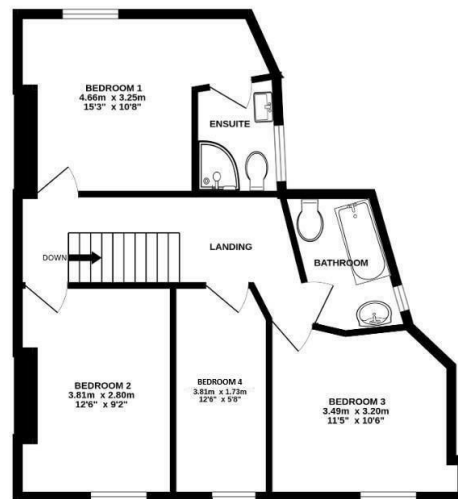
To the first floor are four well-proportioned bedrooms, including three doubles and a versatile fourth bedroom suitable as a nursery, dressing room or home office. The principal bedroom benefits from an en-suite shower room, whilst the family bathroom houses a modern three-piece suite.

Externally, there is an enclosed rear yard and permit parking to the front. The loft is fully boarded, providing excellent storage and potential for future conversion, subject to the necessary consents.

GROUND FLOOR
56.2 sq.m. (605 sq.ft.) approx.

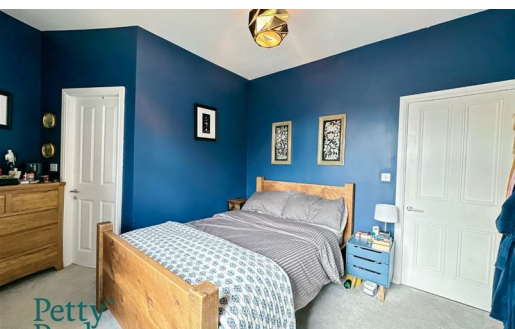


1ST FLOOR
53.9 sq.m. (580 sq.ft.) approx.



TOTAL FLOOR AREA: 110.1 sq.m. (1185 sq.ft.) approx.

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