

Because life is

Petty<sup>TM</sup>  
Real

324 Gisburn Road  
Blacko  
BB9 6LS



For Sale

Price £190,000

- Sought after village location in Blacko
- Two well proportioned double bedrooms
- Ideal for first time buyers, or downsizers
- Spacious living room
- Large dining kitchen with rear access

- Modern, practical wet room
- Forecourt garden to the front
- Enclosed paved yard to the rear
- Outhouse with power and lighting
- Excellent access to Barrowford amenities and M65 motorway links



A fantastic opportunity to acquire this charming two double bedroom cottage, positioned within the highly desirable village of Blacko. Offering a blend of character and practicality, the property is ideally suited to first time buyers, downsizers, or investors. The village setting provides a semi-rural feel whilst still being conveniently located for everyday essentials.

The property is well placed for access to local amenities in nearby Barrowford, including shops, cafes, restaurants, and schools. Commuters will particularly appreciate the easy access to the M65 motorway network, providing direct links to Manchester, Preston, and surrounding business centres, making this an excellent base for those needing to travel.

Internally, the accommodation offers well proportioned living space throughout. To the ground floor there is a spacious living room, ideal for relaxing or entertaining, along with a generously sized dining kitchen fitted with gas AGA and a range of units and providing direct access out to the rear of the property.

To the first floor are two well sized double bedrooms, both offering comfortable accommodation, along with a modern wet room designed for ease of use and practicality.

Externally, the property benefits from a forecourt garden to the front. To the rear is a paved enclosed yard with access to an outhouse providing power and lighting, together with an external water supply, offering useful additional storage and practicality.



All floorplans provided 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 firms employment has the authority to make or give any representation or warranty in respect of the property.