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For
Sale



21 Bruce Street
Barnoldswick BB18 5EU

£109,950



This three bedroom stone built mid terrace property, provides an ideal purchase for first-time buyers gaining a foothold on the property ladder or an ideal opportunity to up size for the growing family.

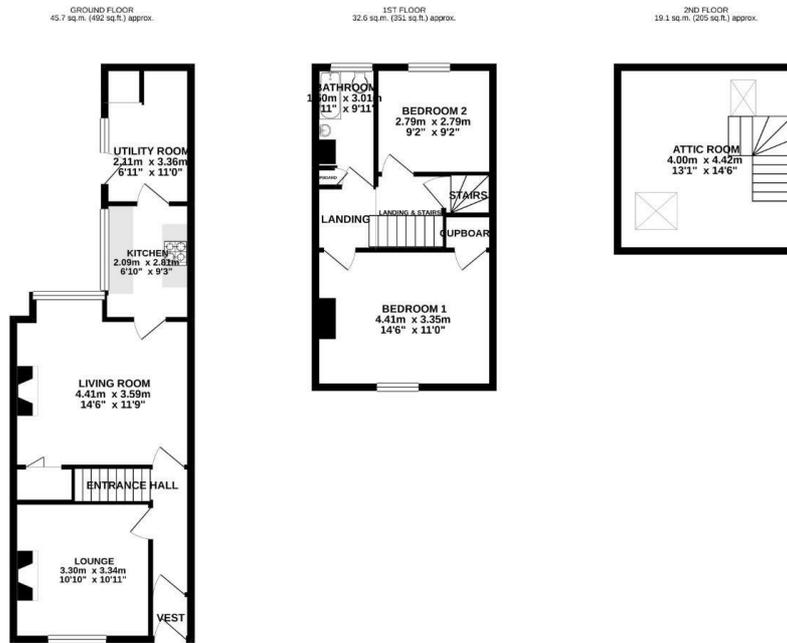
Key Features:

- Enjoying a back water position
- Two Reception Rooms
- Utility Room
- Popular Location
- Three Piece Bathroom Suite
- Three Bedrooms
- Forecourt Patio Front
- Spacious Bedrooms
- Modern Kitchen
- Private Rear Yard

Tenure: Freehold
EPC Rating: D
Council Tax Band: A



2 BEDROOM House - Terraced



TOTAL FLOOR AREA: 97.4 sq.m. (1048 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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 inspected and the guarantee, as to their operation or efficiency can be given. Made with Metropac ©2007

Main Description:

Enjoying a quiet backwater position. This 2 bedroom stone built mid terrace property provides an ideal purchase for first-time buyers gaining a foothold on the property ladder, or an ideal opportunity to up size for the growing family.

The sizeable accommodation is arranged over three floors which comprises; briefly on the ground floor of an entrance vestibule, leading to the entrance hallway, where there is a central straight flight staircase ascending to the first floor.

The front reception room is the smaller one of the two, which enjoys a pleasant aspect over the front patio garden and is currently utilised by the present owners as a formal dining room. The mahogany feature fire surround with fitted mirror provides both character and a attractive focal.

The larger living room is located to the rear of the property and is generous in size and would comfortably house a large amount of furniture, a contemporary wall mounted electric fire provides an attractive focal point.

The separate kitchen houses a range of matching wall base and drawer units in grey, with coordinating working surfaces. Accessed from the kitchen is a utility room with useful store, alternatively this provides further potential to extend the kitchen if required.

On the first floor there are two double bedrooms located to the front and rear of the property, together with a three-piece bathroom suite in white consisting of a low-level WC, pedestal hand wash basin, panel bath with electric shower over and tiled splash backs.

On the second floor there is an occasional attic room/potential third bedroom with velux skylight.

Externally to the front of the property there is a patio area and to rear the property there is an enclosed yard.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property