

Because life is

Petty<sup>TM</sup>  
Real

6 Oaklands Avenue  
Barrowford  
BB9 8QL



## For Sale

- Semi-Detached
- Two Bedrooms
- Lounge/Diner
- Modern Bathroom
- Generous Garden

## Offers Over £175,000

- Close To Local Amenities
- Sought After Area
- Tax Band - A
- EPC - E



A well presented two bedroom, semi detached property located in an established and popular residential area of Barrowford. Conveniently positioned in the heart of the highly sought after village of Barrowford, numerous amenities are within comfortable walking distance including boutique shops, bars, coffee shops, bistro's and two primary schools. The M65 motorway link is nearby.

The front door opens to the entrance hall with a staircase rising to the first floor and a useful under stair storage cupboard. The well proportioned lounge/diner is positioned to the left, feeling bright and airy with dual aspect windows and a patio door leading to the rear garden.

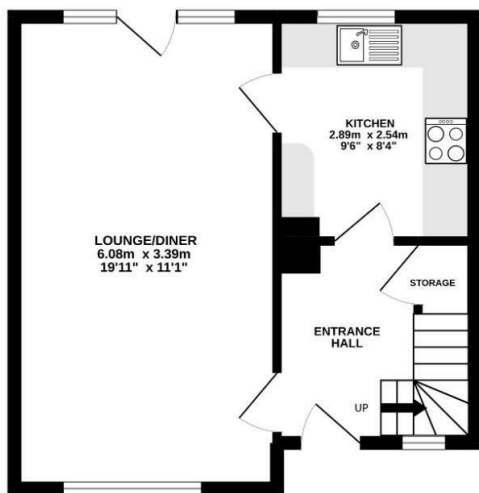
The kitchen houses matching wall, base and drawer units with complimentary work surfaces and breakfast bar and boasting integrated appliances such as a stainless steel sink, washing machine, dryer, fridge, oven and hob with overhead extractor fan.

On the first floor is a central landing with a large storage cupboard and leading to two generous double bedrooms located to the front and rear of the property, the latter benefitting from a built-in wardrobe. The modern bathroom houses a white, three-piece suite comprising a low level WC, pedestal wash basin and panelled bath with overhead shower.

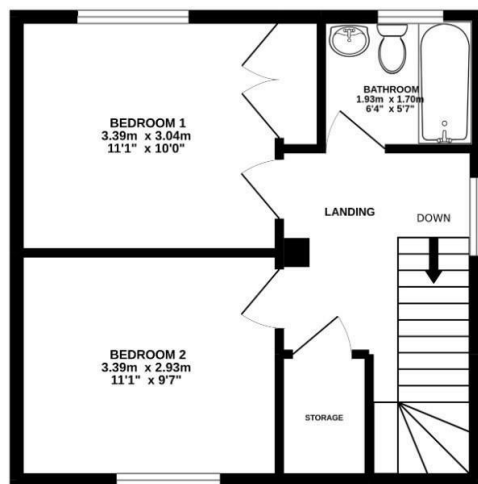
The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally, to the front is a double, tarmacked driveway and a generous garden laid mainly to lawn with hedgerow edging. To the rear is a large decked area with gravel bordering.

GROUND FLOOR  
34.2 sq.m. (368 sq.ft.) approx.



1ST FLOOR  
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA : 69.5 sq.m. (748 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.  
Made with Metropix ©2022



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.