

4 GARNETT STREET  
BARROWFORD  
BB9 8PA

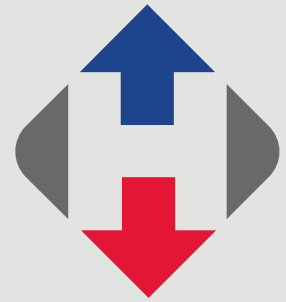
£112,000



- Stonebuilt terrace house
- 2 double bedrooms
- Lounge and dining kitchen
- Convenient location close to centre
- Gas CH and PVC double glazing
- 3-piece shower room
- Ideal for first time buy or to let
- 74 m2 (792 sq ft) approx.

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**A stonebuilt mid terrace house situated within walking distance of Barrowford village centre and the wealth of amenities the village has to offer. The house has a lounge to the front with inset 'Living Flame' gas fire and to the rear there is a spacious dining kitchen. Upstairs there are two double bedrooms and an up-to-date 3-piece shower room with fully tiled walls.**



**The property is currently let with a monthly rent of £500. The property can be offered for sale as a buy to let or with vacant possession if required. Viewing is essential.**

**LOCATION:** Travelling into Barrowford from the M65 motorway roundabout, pass the college on the left and turn first left after the bridge into Sandy Lane, and then Garnett Street is third on the right-hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE:** Through PVC front door into lounge.

**LOUNGE:** 4.5m x 3.6m (14'8" x 11'9"); with feature inset 'Living Flame' coal effect gas fire with hearth and television point.

**INNER HALLWAY:** With staircase off to first floor.

**DINING KITCHEN:** 4.5m x 3.4m (14'9" x 11'3"); with a fitted range of laminate wall and base units with complementary worktop with tiled splashback, one bowl stainless steel sink unit with mixer tap, integrated electric fan oven, 4-ring gas hob with extractor over, plumbing for a

washing machine, space for fridge, space for dining table and chairs, understairs storage cupboard and half-glazed PVC door to rear yard.

**FIRST FLOOR:**

**LANDING:** With loft access.

**BEDROOM ONE:** 4.4m x 3.5m (14'7" x 11'7").

**BEDROOM TWO:** 3.6m x 2.7m opening to 2.7m (11'8" x 8'9" opening to 8'11"); with over stairs storage cupboard.

**SHOWER ROOM:** With 3-piece suite in white comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, corner shower enclosure with fitted shower, fully tiled walls and airing cupboard housing Worcester combination central heating boiler.





**OUTSIDE:** There is a paved enclosed yard to the rear with gated access.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND A.**

**TENURE:** Freehold.

**VIEWING:** By appointment with our office.

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4 Garnett Street, Barrowford, BB9 8PA  
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