

Because life is

# Petty Real™

# For Sale



62 Gisburn Road  
Barnoldswick BB18 5HA

£450,000



## Key Features:

- Spacious detached house
- Well presented throughout
- Lounge with open fire
- Modern kitchen & utility
- Triple garage
- Grounds of approx 0.5 acres
- 4 Bedrooms
- Superb family & dining room
- Superb bathroom
- Driveway providing ample off road parking

**Tenure: Freehold**  
**EPC Rating: D**  
**Council Tax Band: F**



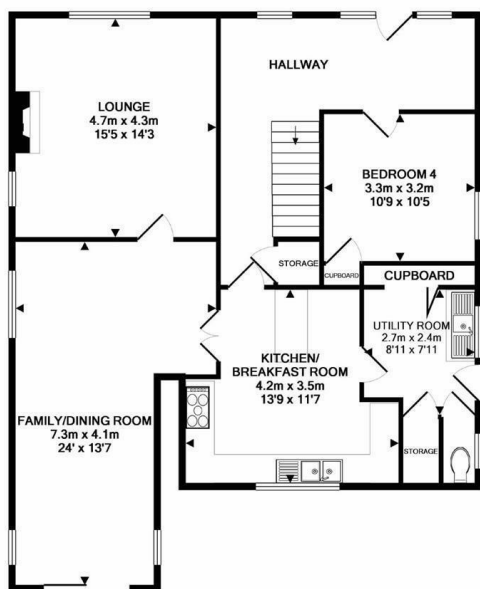
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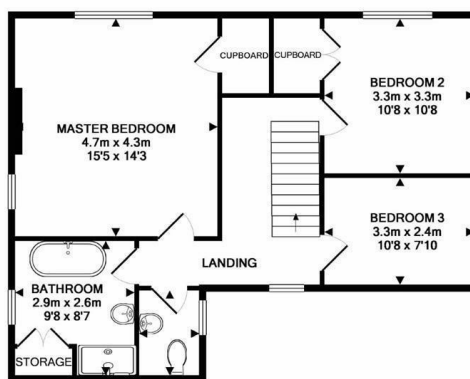
www.pettyreal.co.uk



# 4 BEDROOM House - Detached



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Main Description:

Rylstone is a spacious four bedroom detached residence set within extensive grounds measuring approximately half an acre and is ideally located close to Schools, shops and public transport.

On entering the property you are immediately greeted by a spacious entrance hall with a staircase ascending to the first floor. The lounge has an open fire set within a beautiful cast iron Victorian surround with stone hearth. Superb family and dining room which benefits from a wood burning stove creates a cosy atmosphere, there are sliding patio doors which lead out onto the garden. The kitchen houses an excellent range of fitted modern wall and base units with complementary working surfaces and matching breakfast bar. There is a fully integrated dishwasher and gas Range style cooker, 1½ bowl sink unit. Utility room which has plumbing for automatic washing machine, large storage cupboard, PVC door to the side, cloakroom with white low level wc and further storage cupboard which houses a wall mounted gas fired central heating boiler. Additionally on the ground floor is a fourth bedroom with a built storage cupboard which is currently used as an office/study

To the first floor is a landing with a loft accessed by a pull down ladder which provides storage. There are three bedrooms, two are spacious double rooms each with built storage cupboards. Modern three piece bathroom suite in white which has a roll top bath with chrome mixer attachment, pedestal wash hand basin and a large shower enclosure with chrome thermostatic shower, heated towel rail, and storage cupboard. There is a separate low level wc and pedestal wash hand basin.

Externally to the front is a sweeping driveway accessed by remote control gates providing ample off road parking, the triple garage has remote controlled up and over doors together with a substantial timber storage shed. There are private front and rear gardens with a patio area which is perfect for relaxing and taking in the beautiful garden.



**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