

Because life is

Petty<sup>TM</sup>  
Real

5 Sandy Lane  
Barrowford  
BB9 8NY



For Sale

£104,950

- Quaint Cottage
- Good Transport Links
- Ideal for a first time buyer
- Overlooking River
- Close to Local Amenities

- Lounge
- Fitted kitchen
- Spacious double bedroom
- Bathroom
- Small garden to the front



In the sought-after village of Barrowford, this quaint cottage is ideally situated just off the high street, close to bistros, cafes, and bars. As an end-terrace property overlooking the Pendle Water River, it offers convenient access to the M65, linking to Burnley, Preston, Manchester, and Blackburn. This charming home is perfect for a first-time buyer or a couple seeking the tranquility of village life.

Upon entering the front door, you are welcomed by the main living room. The kitchen is well-sized and equipped with modern conveniences, including wall units, drawers, and cupboards, along with a storage cupboard under the stairs.

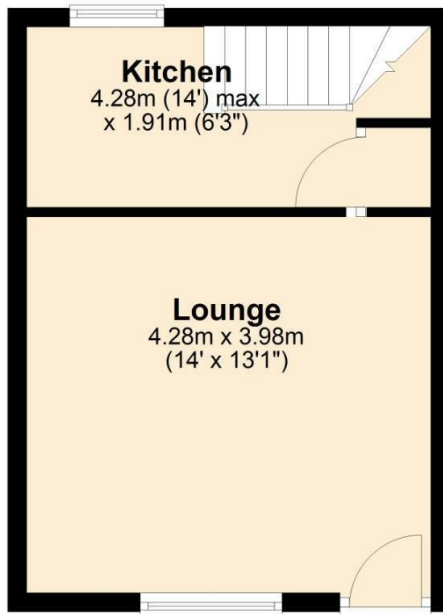
Ascending the original, untouched stone staircase, you will find a generous double bedroom with an exposed beam and gas central heating. The bathroom is spacious and includes a three-piece suite consisting of a pedestal wash basin, WC, and a bath with an overhead shower.

Externally to the front is a small garden area.

No onward chain.

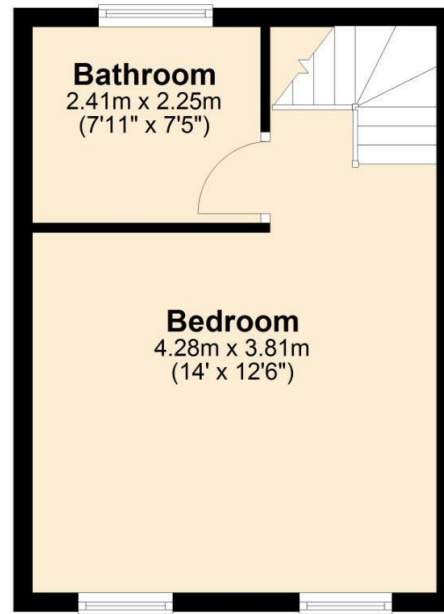
### Ground Floor

Approx. 25.6 sq. metres (275.4 sq. feet)

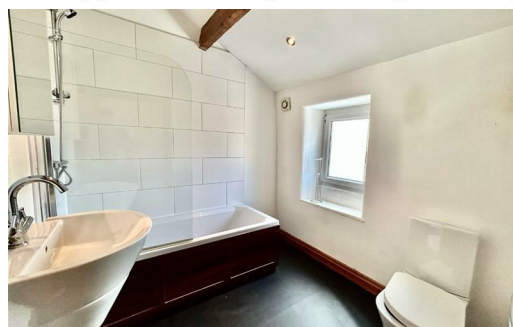


### First Floor

Approx. 26.0 sq. metres (279.9 sq. feet)



Total area: approx. 51.6 sq. metres (555.3 sq. feet)



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