

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	76
England & Wales	EU Directive 2002/91/EC	

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.

## Gisburn Road, Barnoldswick, BB18 5LQ

### Offers Over £199,950

#### FULLY RENOVATED MID TERRACED HOME WITH VIEWING ESSENTIAL

Situated on Gisburn Road in the charming town of Barnoldswick, this newly renovated mid-terraced house presents an excellent opportunity for those seeking a modern and comfortable home. The property boasts three generously sized double bedrooms, providing ample space for families or individuals who appreciate room to breathe.

Upon entering, you are welcomed into two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The bay-fronted design adds character and charm, allowing natural light to flood the space. The open-plan kitchen and dining area is a highlight of the home, offering a contemporary setting for family meals and gatherings.

The four-piece bathroom suite is thoughtfully designed, ensuring both functionality and style. The low-maintenance rear garden features composite decking and artificial lawn, creating a serene outdoor space for relaxation or entertaining without the hassle of extensive upkeep. Additionally, the front garden also benefits from artificial lawn and bedding areas, enhancing the property's curb appeal.

This delightful home is ideally situated, providing easy access to local amenities and the picturesque surroundings of Barnoldswick. With its blend of modern renovations and practical living spaces, this property is sure to attract those looking for a stylish and convenient lifestyle. Don't miss the chance to make this lovely house your new home.



# Gisburn Road, Barnoldswick, BB18 5LQ

## Offers Over £199,950

 3  1  2  D

- Exceptional Mid Terrace Property
- Four Piece Bathroom Suite
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Contemporary Fitted Kitchen
- Tenure Freehold
- Versatile Attic Room
- Immaculate Presentation Throughout
- Council Tax Band B

### Ground Floor

#### Entrance Vestibule

3'8 x 3'2 (1.12m x 0.97m)  
Composite double glazed frosted front door and door to hall.

#### Hall

11'8 x 3'3 (3.56m x 0.99m)  
Central heating radiator, coving, wood effect flooring, doors leading to two reception rooms and stairs to first floor.

#### Reception Room One

11'4 x 11'0 (3.45m x 3.35m)  
UPVC double glazed bay window, central heating radiator, coving, dado rail, alcove storage and shelving, television point and multifuel burner with stone effect split face tiled surround and wooden mantel.

#### Reception Room Two

13'11 x 12'1 (4.24m x 3.68m )  
UPVC double glazed window, central heating radiator, integrated alcove storage, pendant lighting, herringbone wood effect flooring and open to kitchen.

#### Kitchen

19'10 x 7'7 (6.05m x 2.31m )  
Two UPVC double glazed windows, range of panelled wall and base units with solid wood work surfaces and upstands, under unit lighting, range cooker with five ring gas hob with warming plate, integrated extractor hood, glass splashback, integrated dishwasher, space for fridge freezer, plumbing for washing machine, spotlights, herringbone wood effect flooring, door to understairs storage and UPVC door to rear.

### First Floor

#### Landing

Spotlights, doors leading to two bedrooms, bathroom, understairs storage and stairs to second floor.

#### Bedroom One

14'0 x 11'0 (4.27m x 3.35m)  
Two UPVC double glazed windows, central heating radiator, dado rail and fitted wardrobes.

#### Bedroom Two

13'11 x 9'7 (4.24m x 2.92m )  
UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bathroom

7'8 x 7'7 (2.34m x 2.31m )  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, direct feed rainfall shower enclosed, tiled elevations, extractor fan, spotlights and tiled flooring.

### Second Floor

### Attic Room

13'10 x 12'6 (4.22m x 3.81m )  
Velux window, central heating radiator, spotlights and eaves storage.

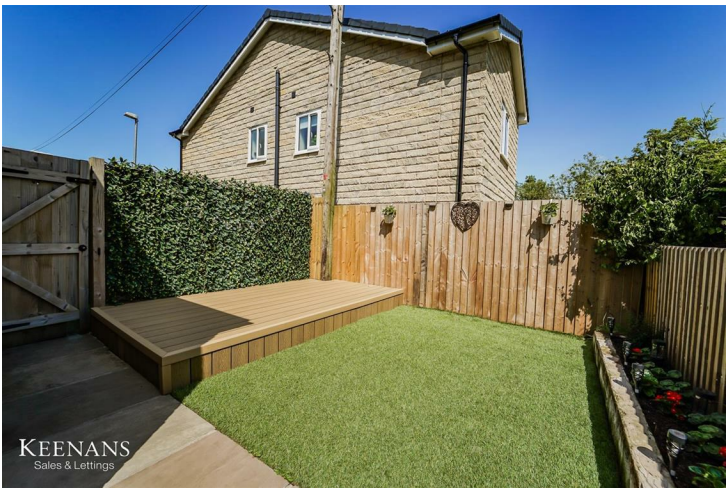
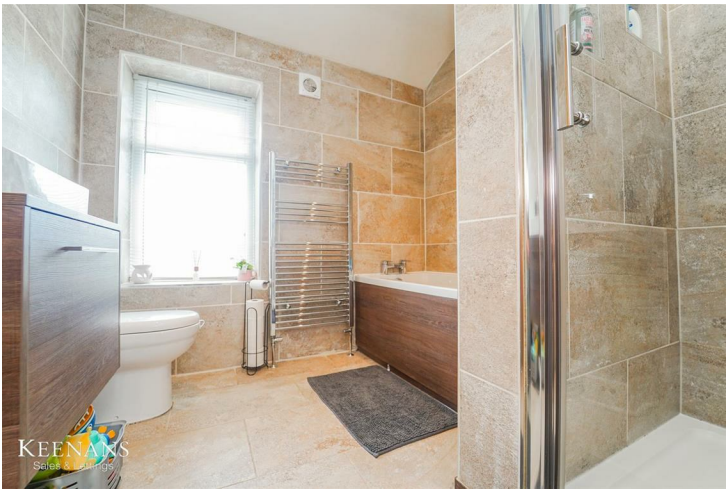
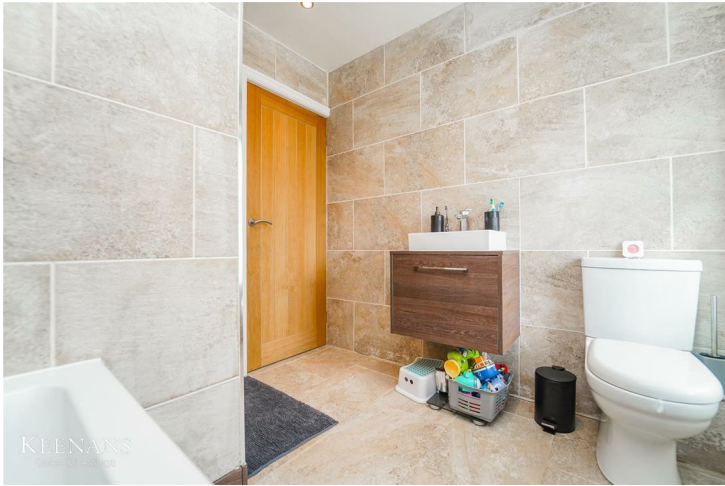
### External

#### Rear

Enclosed garden with Indian stone paving, composite decking, artificial lawn and bedding.

#### Front

Indian stone paved forecourt with artificial lawn.



Tel: 01282469023

www.keenans-estateagents.co.uk