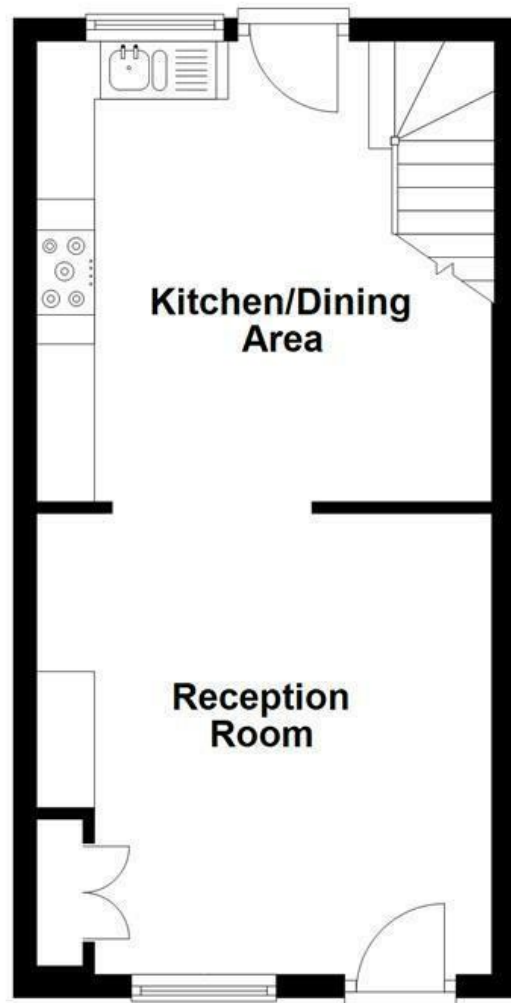
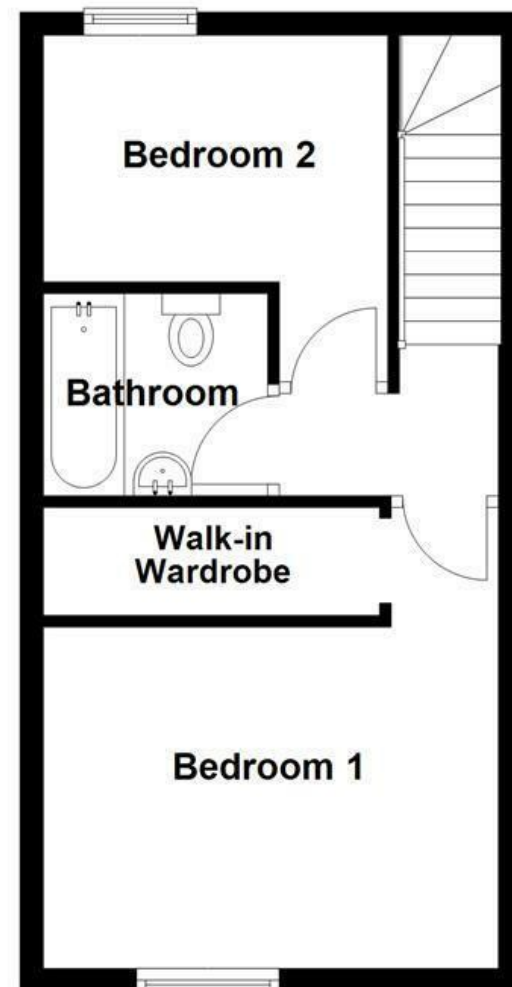


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	79
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.

Chapel Street, Barnoldswick, BB18 5AH

£135,000

AN EXCEPTIONAL COTTAGE PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, modern fixtures and fittings, stylish interiors and stunning original features, this outstanding two bedroom mid cottage property is being proudly welcomed to the market in the desirable location of Barnoldswick. With open plan living and kitchen space, garden space to both the front and the rear and fantastic walk in wardrobe, this enviable property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Clitheroe, Skipton and major motorway links.

The property comprises briefly; a welcoming and spacious reception room boasting a stunning staged cast iron multi fuel burner and leads openly on to a contemporary fitted kitchen diner. The kitchen diner houses a staircase to the first floor and door out to the rear. The first floor comprises of doors on to two generously sized bedrooms and a bathroom. The main bedroom benefits from a walk in wardrobe. Externally there is an enclosed yard to the rear with York stone paving and outbuildings. To the front there is a courtyard with bedding areas.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Chapel Street, Barnoldswick, BB18 5AH

£135,000

 **2**  **1**  **1**  **D**

- Stunning Mid Terrace Property
- Contemporary Fitted Dining Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Three Piece Bathroom Suite
- Desirable Location
- Council Tax Band A

Ground Floor

Reception Room

13'1 x 12'11 (3.99m x 3.94m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, exposed stone elevation, staged for cast iron multifuel burner with stone hearth, exposed brick surround and oak mantel, smoke detector, integrated alcove storage, television point, wood effect laminate flooring and open to kitchen/dining area.

Kitchen/Dining Area

13'1 x 12'11 (3.99m x 3.94m)

UPVC double glazed window, upright central heating radiator, range of panelled wall and base units with wood effect work surfaces, stainless steel splashback, stainless steel one and a half bowl sink and drainer with mixer tap, range cooker with five ring gas hob, space for fridge freezer, plumbing for washing machine, spotlights, understairs storage, wood effect laminate flooring, UPVC double glazed door to rear and stairs to first floor.

First Floor

Landing

6'1 x 2'8 (1.85m x 0.81m)

Loft hatch, smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

13'1 x 12'11 (3.99m x 3.94m)

UPVC double glazed window, central heating radiator, solid wood flooring and open to walk-in wardrobe.

Walk-in Wardrobe

9'7 x 3'0 (2.92m x 0.91m)

Spotlights and solid wood flooring.

Bedroom Two

10'2 x 9'8 (3.10m x 2.95m)

UPVC double glazed window, central heating radiator and exposed stone elevation.

Bathroom

6'1 x 5'9 (1.85m x 1.75m)

Central heating radiator, low basin WC, rolltop ball and clawfoot bath with traditional taps and overhead direct feed rainfall shower, wall mounted wash basin with traditional taps, tiled elevations, PVC to ceiling and tiled effect lino flooring.

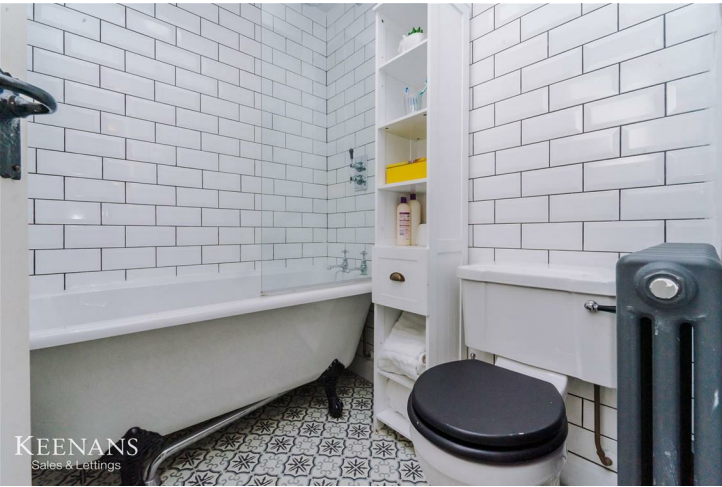
External

Rear

Enclosed yard with Yorkstone.

Front

Enclosed courtyard with bedding.



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