



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>	59	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## Conway Crescent, Barnoldswick, BB18 6EX

### £195,000

SPACIOUS SEMI DETACHED FAMILY HOME

Situated in the charming area of Conway Crescent, Barnoldswick, this delightful three bedroom house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a generous reception room, ideal for both relaxation and entertaining guests. The well-equipped kitchen, designed with functionality in mind, features an adjoining downstairs WC, providing added convenience for you and your visitors.

Outside, the enclosed garden at the rear is laid to lawn, creating a serene outdoor space for family gatherings, gardening, or simply enjoying the fresh air. The front of the property offers off-road parking, a valuable feature in this desirable location.

This house is not just a home; it is a wonderful opportunity to embrace a comfortable lifestyle in a friendly community. With its thoughtful layout and practical amenities, it is sure to appeal to a variety of buyers seeking a blend of space and convenience.

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# Conway Crescent, Barnoldswick, BB18 6EX

## £195,000

 3  1  1  D

- Spacious Semi Detached Property
  - Versatile Attic Room
  - Off Road Parking and Integral Garage
  - EPC Rating D
- Three Bedrooms
  - Perfect Family Home
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Good-Sized Rear Garden
  - Council Tax Band A

### Ground Floor

#### Entrance Hall

3'9 x 2'7 (1.14m x 0.79m)

UPVC double glazed frosted leaded front door, upright central heating radiator, wood effect flooring, door to reception room and stairs to first floor.

#### Reception Room

14'7 x 11'3 (4.45m x 3.43m )

UPVC double glazed window, central heating radiator, wood effect flooring and door to kitchen.

#### Kitchen

17'0 x 7'5 (5.18m x 2.26m )

Upright central heating radiator, central heating radiator, range of panelled wall and base units with wood effect work surfaces and upstands, tiled splashback, ceramic one and a half bowl sink and drainer with high spout mixer tap, Leisure Cookermaster range cooker with rive ring gas hob and extractor hood, glass splashback, integrated fridge freezer, integrated dishwasher, wood effect flooring, doors leading to under stairs storage, WC, garage and UPVC double glazed French doors to rear.

#### WC

3'9 x 3'0 (1.14m x 0.91m)

Dual flush WC, vanity top wash basin with mixer tap and wood effect flooring.

#### Garage

22'6 x 16'0 (6.86m x 4.88m)

Power, lighting, UPVC double glazed window, UPVC double glazed French doors to rear and up and over garage door.

### First Floor

#### Landing

9'1 x 6'3 (2.77m x 1.91m )

UPVC double glazed window, doors leading to two bedrooms, bathroom and door to stairs to second floor.

#### Bedroom One

11'3 x 10'0 (3.43m x 3.05m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

11'2 x 9'0 (3.40m x 2.74m)

UPVC double glazed window and central heating radiator.

#### Bathroom

8'1 x 5'6 (2.46m x 1.68m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap and overhead direct feed shower, partially tiled elevations and tiled effect flooring.

### Second Floor

#### Bedroom Three

17'10 x 8'4 (5.44m x 2.54m )

Velux window, central heating radiator, spotlights and access to eave storage.

#### External

#### Rear

Enclosed garden with laid to lawn and paved patio.

#### Front

Laid to lawn garden, paving, tarmac driveway and access to garage.



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