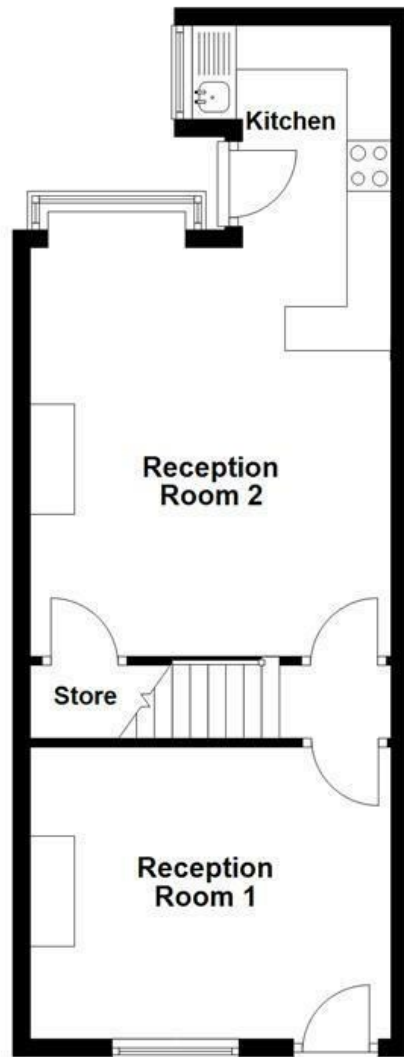
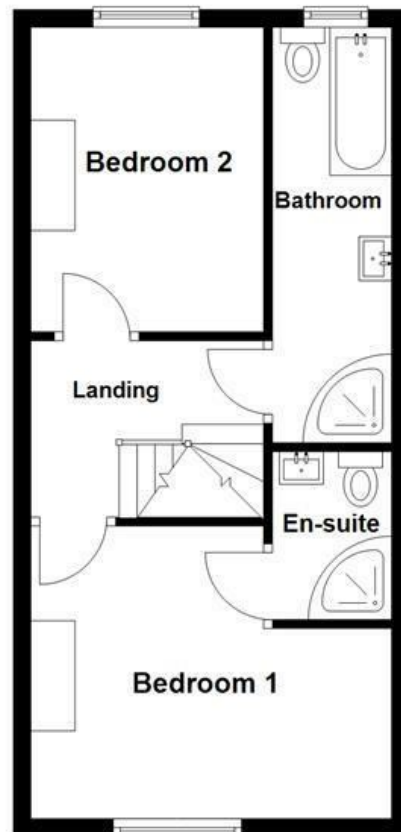


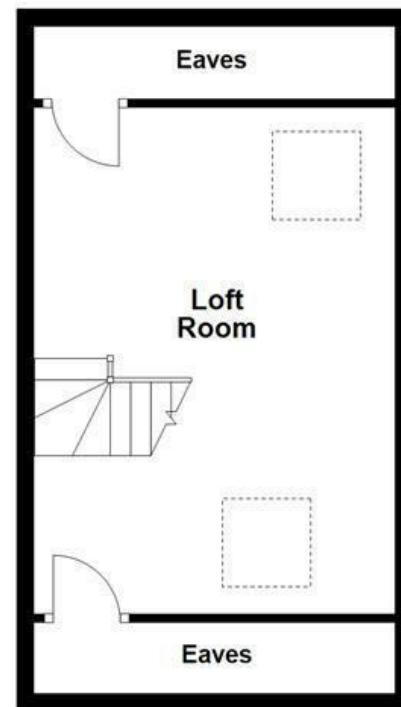
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Arthur Street, Barnoldswick, BB18 5JZ

£160,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY WITH ADDED LOFT ROOM

Located in the charming town of Barnoldswick on Arthur Street, this delightful mid-terrace house offers a perfect blend of modern living and classic character. Built in 1920, the property has been thoughtfully refurbished to provide a comfortable and stylish home, ideal for first-time buyers or savvy investors.

Spanning an impressive 1,087 square feet, this residence boasts two well-proportioned bedrooms, and the addition of a versatile attic room that can serve multiple purposes, whether as a guest room, home office, or play area. The two spacious living areas create a welcoming atmosphere, perfect for both relaxation and entertaining. The open-plan kitchen layout is fitted with modern fixtures and fittings, making it a joy to cook and gather with family and friends.

The property features two double bedrooms, ensuring ample space for rest and privacy. The modern bathroom, along with an en suite shower room in the main bedroom, adds a touch of luxury and convenience to daily living.

Outside, the low-maintenance rear yard provides a private outdoor space, ideal for enjoying the fresh air without the burden of extensive upkeep. Located in a sought-after area, this home is not only a fantastic opportunity for first-time buyers but also presents a promising investment in a thriving community.

In summary, this mid-terrace house on Arthur Street is a wonderful opportunity to own a modern, spacious home in Barnoldswick, combining comfort, style, and practicality in one attractive package.

Arthur Street, Barnoldswick, BB18 5JZ

£160,000

 2  2  2  C

- Mid Terraced Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating: C
- Two Bedrooms And Loft Room
 - Two Bathrooms
 - Tenure: Freehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Reception Room One

13'5 x 10'10 (4.09m x 3.30m)
Composite double glazed frosted entrance door, UPVC double glazed window, central heating radiator, coving and door to inner hall.

Inner Hall

Stairs to first floor and door to reception room two.

Reception Room Two

15'3 x 13'5 (4.65m x 4.09m)
UPVC double glazed box window, central heating radiator, under stairs storage and open access to kitchen.

Kitchen

12'2 x 6'6 (3.71m x 1.98m)
UPVC double glazed box window, central heating radiator, spotlights, loft access, gloss wall and base units, wood effect worktops, integrated oven, four ring induction hob, extractor hood, glass splash back, composite sink with draining board and mixer tap, plumbing for washing machine and wood effect flooring.

First Floor

Landing

8'7 x 6'3 (2.62m x 1.91m)
Central heating radiator, smoke alarm, stairs to second floor and doors to two bedrooms and bathroom.

Bedroom One

13'6 x 11' (4.11m x 3.35m)
UPVC double glazed window, central heating radiator and door to en suite.

En Suite

6'3 x 4'5 (1.91m x 1.35m)
Spotlights, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower and rinse head in enclosure, extractor fan, part tile elevation and wood effect flooring.

Bedroom Two

11'4 x 8'10 (3.45m x 2.69m)
UPVC double glazed window and central heating radiator.

Bathroom

13'4 x 4'5 (4.06m x 1.35m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with waterfall mixer tap, enclosed direct feed shower and rinse head in corner enclosure, extractor fan, part tile elevation and wood effect flooring.

Second Floor

Loft Room

18'10 x 13'6 (5.74m x 4.11m)
Two Velux windows, two central heating radiators, smoke alarm and eaves storage.

External

Front

Enclosed courtyard.

Rear

Enclosed yard and gated access to rear.

