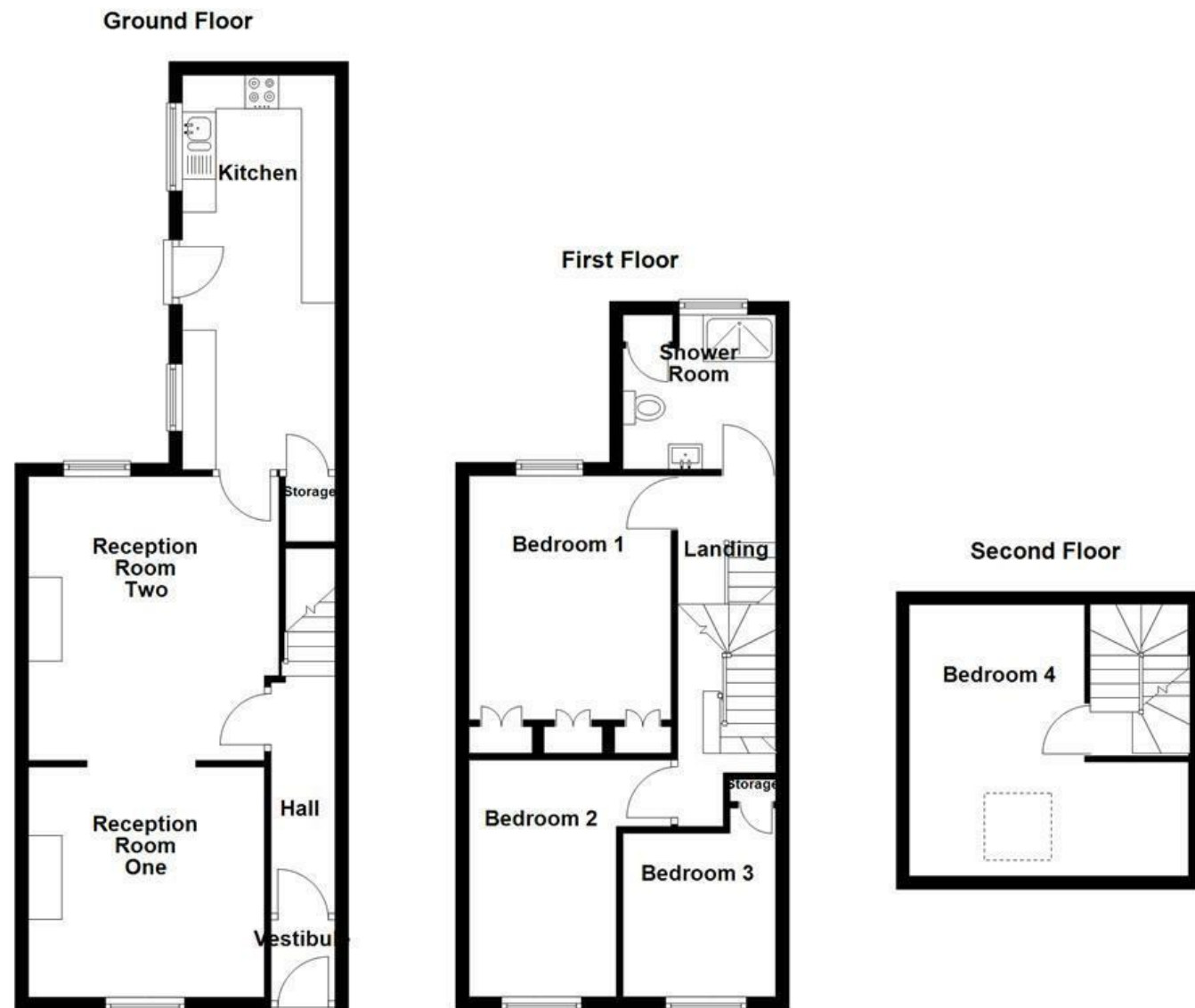




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	80
England & Wales	EU Directive 2002/91/EC	

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.

Lower North Avenue, Barnoldswick, BB18 6DP

£150,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor space and modern fixtures and fittings, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Barnoldswick. With enviable loft room, two living rooms and neutral decorations, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Clitheroe, Skipton, Pendle and major motorway links.

The property comprises briefly; a welcoming entrance hallway guides you through to a spacious reception room and houses a staircase to the first floor. The reception room leads openly on to a second reception room and through to a contemporary fitted kitchen. The first floor comprises of doors on to three generously sized bedrooms, modern shower room and houses a staircase to the loft conversion which is currently being used as a fourth bedroom. Externally there is an enclosed yard to the rear and garden to the front.

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

Lower North Avenue, Barnoldswick, BB18 6DP
£150,000

 3  1  2  D

- Tenure Freehold
 - On Street Parking
 - Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band A
 - Ideal Family Home
 - Generously Sized Bedrooms
- EPC Rating D
 - Abundance Of Indoor Space
 - Close Proximity To Local menities

Ground Floor

Entrance
Composite double glazed door to vestibule.

Vestibule
3'9 x 3'2 (1.14m x 0.97m)
Coving, wood effect laminate flooring and hard wood single glazed frosted door to hall.

Hall
11'5 x 3'2 (3.48m x 0.97m)
Central heating radiator, coving, smoke alarm, wood effect laminate flooring, door to reception room two and stairs to first floor.

Reception Room Two
13'11 x 12'3 (4.24m x 3.73m)
UPVC double glazed window, central heating radiator, coving, smoke alarm, pendant lighting, wood effect laminate flooring, open to reception room one and door to kitchen.

Reception Room One
11'6 x 11'3 (3.51m x 3.43m)
UPVC double glazed window, central heating radiator, coving, two feature wall lights, smoke alarm, cast iron multi fuel burner with slate hearth, exposed brick surround and oak mantle, television point, wood effect laminate flooring.

Kitchen
19'4 x 7'6 (5.89m x 2.29m)
Two UPVC double glazed window, central heating radiator, range of white wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven, four ring induction hob and under stairs storage, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing
16'10 x 4'11 (5.13m x 1.50m)
Smoke alarm, doors to three bedrooms, shower room and stairs to second floor.

Bedroom One
13'8 x 9'11 (4.17m x 3.02m)
UPVC double glazed window, central heating radiator, coving, smoke alarm and fitted wardrobe.

Bedroom Two
11'7 x 9'11 (3.53m x 3.02m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three
9'4 x 7'5 (2.84m x 2.26m)
UPVC double glazed window, central heating radiator, smoke alarm and storage cupboard.

Shower Room
7'8 x 7'4 (2.34m x 2.24m)
UPVC double glazed frosted window, central heating towel rail, three piece suite, double direct feed rainfall walk in shower, vanity top wash basin with mixer tap, dual flush WC, granite effect panel elevation, spotlights, integrated linen cupboard, extractor fan and wood effect laminate flooring.

Second Floor
Landing
7'1 x 4'10 (2.16m x 1.47m)
Velux window and doors to bedroom four.

Bedroom Four
13'7 x 13'4 (4.14m x 4.06m)
Velux window, central heating radiator and smoke alarm.

External

Front
Courtyard garden.

External
Enclosed rear yard.

