



Gisburn Road, Barnoldswick, BB18 5JU

Offers In Excess Of £219,950

STUNNING FOUR BEDROOM MID TERRACE PROPERTY WITH GARAGE

Located on Gisburn Road in the charming town of Barnoldswick, this four bedroom mid-terrace house offers a delightful blend of space and modern living. Upon entering, you will be pleasantly surprised by the deceptively large layout, which includes a versatile fourth bedroom that can serve as an additional office, or play area, catering to a variety of lifestyle needs.

The property boasts a prime location, allowing residents to enjoy the picturesque surroundings of Barnoldswick, known for its scenic beauty and community spirit. The modern kitchen is a highlight, providing a stylish and functional space for culinary enthusiasts, while the two spacious reception rooms offer ample room for relaxation and entertaining guests.

The stunning family bathroom is designed with contemporary fixtures, ensuring comfort and convenience for all. Outside, the property features a rear yard complete with a garage and parking, a valuable asset in this desirable area.

This home is perfect for families or anyone seeking a blend of comfort and practicality in a vibrant town setting. With its generous living spaces and modern amenities, this property is a must-see for those looking to make Barnoldswick their home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Gisburn Road, Barnoldswick, BB18 5JU

Offers In Excess Of £219,950

 4  1  2  D

- Tenure Freehold
 - Off Road Parking To Rear
 - Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band A
 - Recently Renovated
 - Fitted Kitchen And Modern Three Piece Bathroom Suite
- EPC Rating D
 - Ideal Home For A Small Family Or Couple
 - Abundance Of Space

Ground Floor

Entrance

Composite single glazed door to vestibule.

Vestibule

4'3 x 3'1 (1.30m x 0.94m)

Coving and door to hall.

Hall

11'3 x 3'1 (3.43m x 0.94m)

Central heating radiator, coving, stairs to first floor and doors to two reception rooms.

Reception Room One

12'1 x 11'3 (3.68m x 3.43m)

UPVC double glazed bay window, central heating radiator, coving and media wall.

Reception Room Two

15' x 12'6 (4.57m x 3.81m)

UPVC double glazed French doors to rear, central heating radiator, coving, alcove shelving and storage, dado rail, door to kitchen and wood effect laminate flooring.

Kitchen

11'9 x 8'3 (3.58m x 2.51m)

UPVC double glazed window, central heating radiator, wall and base units, granite effect work top, inset sink with draining ridges and mixer tap, double oven in a high rise unit, four ring gas hob, tiled splash back, extractor hood, integrated dishwasher, plumbing for washing machine, separate integrated fridge freezer, part tiled elevation, spotlights, open access to storage and UPVC part frosted door to rear.

First Floor

Landing

22'1 x 5'4 (6.73m x 1.63m)

Spotlights, doors to three bedrooms, office, bathroom and stairs to second floor, above stairs storage.

Bedroom One

13' 3 x 8'10 (3.96m 0.91m x 2.69m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'1 x 10'1 (3.38m x 3.07m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Three

10'2 x 6'5 (3.10m x 1.96m)

UPVC double glazed window and central heating radiator.

Office

5'7 x 4'10 (1.70m x 1.47m)

UPVC double glazed frosted window, spotlights and wood effect flooring.

Bathroom

8'4 x 6'8 (2.54m x 2.03m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, L shaped bath with mixer tap, overhead direct feed rainfall shower and rinse head, spotlights, extractor fan, tiled elevation and tiled floor.

Second Floor

Bedroom Four

15'8 x 14'5 (4.78m x 4.39m)

Velux window, central heating radiator, eaves storage, spotlights and wood clad to ceiling.

External

Rear

Enclosed paved yard and garage.

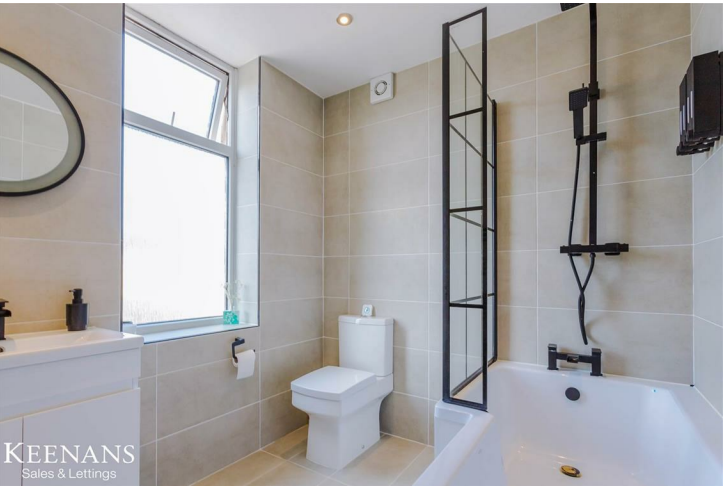
Garage

17'4 x 9'7 (5.28m x 29.57m)

UPVC double glazed frosted door, UPVC double glazed frosted window, wall and base units, vinyl work top, stainless steel sink and drainer with mixer tap, storage, plumbing for washing machine, spotlights and power, up and over garage door.

Front

Enclosed paved courtyard.



Tel: 01282469023

www.keenans-estateagents.co.uk