



Dam Head Road, Barnoldswick, BB18 5NH

£129,950

A VERSATILE DREAM HOME - WITH NO CHAIN DELAY

Nestled on Dam Head Road in the charming town of Barnoldswick, this unique mid-terrace house presents an exceptional opportunity for families and creative individuals alike. Spanning four stories, this property boasts three well-proportioned bedrooms and a stylish bathroom, ensuring ample space for comfortable living.

The heart of the home features two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. These versatile areas can easily be tailored to suit your lifestyle, whether you envision a formal dining space or a cosy lounge.

One of the standout features of this property is the basement, which offers a blank canvas for your imagination. This space can be transformed into a home office, a gym, or any other area that meets your needs. The possibilities are endless, allowing you to create a space that truly reflects your personality.

Additionally, the large loft provides further flexibility, making it an ideal location for a fourth bedroom, a games room, or even a private cinema for those leisurely weekends.

The property also has the additional advantage of close proximity to Gisburn Road School and Barnoldswick town centre and extensive views to the rear.

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		
	40	76
England & Wales	EU Directive 2002/91/EC	

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 3  1  2  E

- Terraced Property
 - Spacious Attic Room
 - On Street Parking
 - EPC Rating: E
- Two Reception Rooms
 - Cellar Room
 - Tenure: TBC
- Three Bedrooms
 - Rear Garden With Extensive Views
 - Council Tax Band: A

Ground Floor

Vestibule

3'1 x 2'6 (0.94m x 0.76m)
Composite entrance door and doors to kitchen and shower room.

Shower Room

7'6 x 5'7 (2.29m x 1.70m)
UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, extractor fan and laminate flooring.

Kitchen

12'1 x 6'4 (3.68m x 1.93m)
UPVC double glazed windows, range of wall and base units, laminate worktop, stainless steel with draining board and mixer tap, space for freestanding cooker, tiled splash back, plumbing for washing machine and door to reception room two.

Reception Room Two

13'5 x 13'3 (4.09m x 4.04m)
UPVC double glazed window, central heating radiator, coving and doors to stairs to lower ground floor and inner hall.

Inner Hall

Stairs to first floor and door to reception room one.

Reception Room One

13'3 x 10'8 (4.04m x 3.25m)
UPVC double glazed window, radiant gas fire and door to rear.

Lower Ground Floor

Cellar

13'6 x 12'9 (4.11m x 3.89m)
Hardwood window and door to rear.

First Floor

Landing

13'7 x 10'7 (4.14m x 3.23m)
Door to stairs for second floor and doors to three bedrooms.

Bedroom One

13'5 x 11'2 (4.09m x 3.40m)
UPVC double glazed window.

Bedroom Two

10'10 x 10' (3.30m x 3.05m)
UPVC double glazed window.

Bedroom Three

7'11 x 6'6 (2.41m x 1.98m)
UPVC double glazed window.

Second Floor

Loft Room

16'4 x 12'1 (4.98m x 3.68m)
Velux window.

External

Front

Paving and gate to front street.

Rear

Paving and laid to lawn garden.

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