

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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	

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## Wellhouse Road, Barnoldswick, BB18 6DD

### Offers Over £200,000

EXCEPTIONAL MID TERRACE HOME

Nestled on Wellhouse Road in the charming town of Barnoldswick, this immaculate mid-terrace home offers a delightful blend of comfort and convenience. With four well-proportioned bedrooms, including a spacious and versatile attic room, this property is perfect for families or those seeking extra space for guests or a home office. One of the standout features of this home is the installation of solar panels, which not only contribute to a more sustainable lifestyle but also help reduce energy costs.

Spread across four floors, the house boasts two inviting reception rooms, providing ample living space for relaxation and entertainment. The layout is thoughtfully designed to maximise both functionality and comfort, making it an ideal setting for modern living.

Situated just a stone's throw away from Barnoldswick town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks. This prime location ensures that everything you need is within reach, while still offering a peaceful residential atmosphere.

This property is a wonderful opportunity for anyone looking to settle in a vibrant community with a welcoming spirit. With its charming features and excellent location, this mid-terrace home is sure to impress. Don't miss the chance to make it your own.

# Wellhouse Road, Barnoldswick, BB18 6DD

Offers Over £200,000



- Spacious Mid Terrace Property
- Solar Panels Installed
- On Street Parking
- EPC Rating D
- Four Bedrooms
- Spread Across Four Floors
- Tenure Freehold
- Three Piece Bathroom
- Low Maintenance Externals
- Council Tax Band B

## Ground Floor

### Entrance Vestibule

3'9 x 3'6 (1.14m x 1.07m)

UPVC double glazed front door, coving and door to hall.

### Hall

13'0 x 3'6 (3.96m x 1.07m)

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

### Reception Room One

12'6 x 11'10 (3.81m x 3.61m)

UPVC double glazed bay window, central heating radiator, ceiling rose, coving and picture rail.

### Reception Room Two

15'6 x 13'0 (4.72m x 3.96m)

UPVC double glazed window, central heating radiator, integrated alcove storage and shelving and door to kitchen.

### Kitchen

13'4 x 8'11 (4.06m x 2.72m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with wood effect work surfaces, composite sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, space for fridge freezer, wood effect lino flooring, door to stairs to lower ground floor and UPVC double glazed door to rear.

## Lower Ground Floor

### Cellar

15'8 x 8'4 (4.78m x 2.54m )

Power and SolaX solar panel control unit.

## First Floor

### Landing

18'5 x 5'9 (5.61m x 1.75m)

Smoke detector, doors leading to three bedrooms, bathroom, over stairs storage and stairs to second floor.

### Bedroom One

13'6 x 10'4 (4.11m x 3.15m )

UPVC double glazed window and central heating radiator.

## Bedroom Two

12'1 x 10'4 (3.68m x 3.15m)

UPVC double glazed bay window and central heating radiator.

## Bedroom Three

9'1 x 5'8 (2.77m x 1.73m)

UPVC double glazed window and central heating radiator.

## Bathroom

12'1 x 8'3 (3.68m x 2.51m)

UPVC double glazed frosted window, central heating radiator, central heated towel rail, panel bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with mixer tap, spotlights, tiled elevations and wood effect lino flooring.

## Second Floor

### Bedroom Four

18'2 x 16'5 (5.54m x 5.00m )

Velux window and central heating radiator.

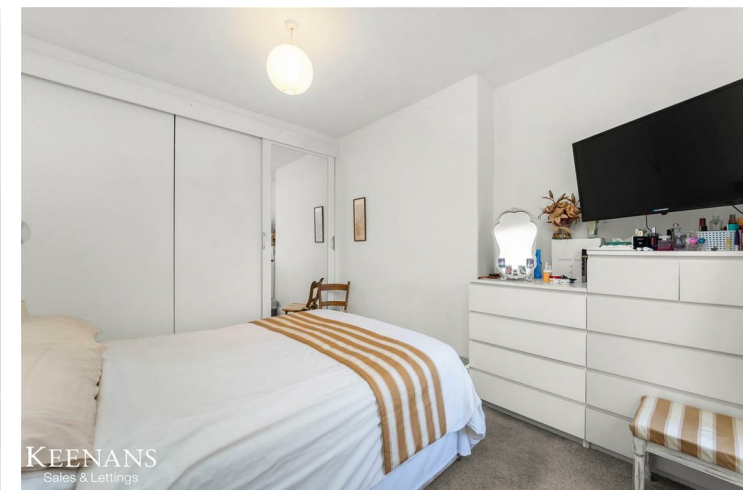
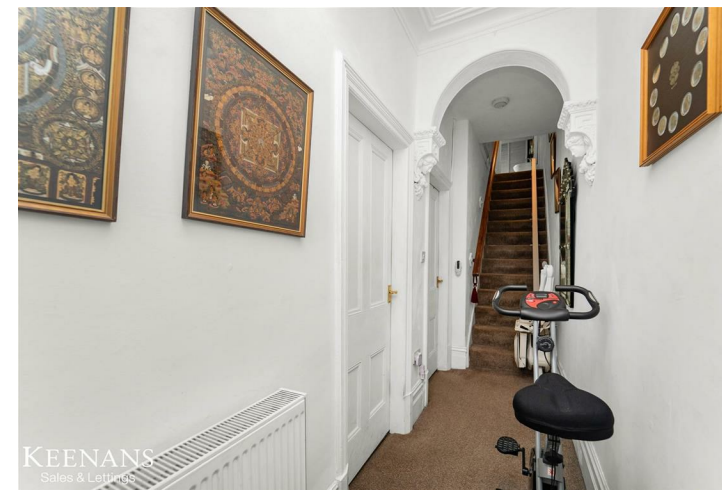
## External

### Rear

Enclosed yard.

### Front

Paving, stone chippings, mature shrubbery and solar panels installed.



Tel: 01282469023

www.keenans-estateagents.co.uk