



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Colne Road, Barnoldswick, BB18 6XB

Offers Over £140,000

A GREAT INVESTMENT OPPORTUNITY

Located on Colne Road in the vibrant town of Earby, Barnoldswick, this mid-terrace property presents a unique opportunity for both residential and commercial living. The ground floor features a semi-commercial shop, ideal for those looking to run a business from home or seeking a rental investment. This space flows seamlessly into a well-equipped kitchen and a convenient WC, making it functional for various commercial uses.

Ascending to the first floor, you will discover a charming one-bedroom flat that boasts a spacious lounge, a spacious kitchen, and a well-appointed bathroom. Additionally, there is an office space that offers the perfect environment for remote work or study. The loft room provides extra versatility, whether you wish to use it as a guest room, storage, or a creative space.

One of the standout features of this property is the presence of two separate garden spaces, one for the shop and another for the flat. These outdoor areas offer a delightful retreat for relaxation or potential for gardening enthusiasts.

Situated in a bustling town location, this property is not only a great investment opportunity but also a chance to enjoy the convenience of local amenities and community life. Whether you are an investor looking to expand your portfolio or a homeowner seeking a unique living arrangement, this property on Colne Road is certainly worth considering.

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- Tenure Freehold
 - On Street parking
 - Ideal Investment Opportunity
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Two Separate Garden Spaces One For The Shop And One For The Flat
 - Bursting With Potential
- CEPC Rating D Residential EPC For Flat Rating E
 - Viewing Essential
 - Blank Canvass

Ground Floor

Entrance
UPVC double glazed door to shop/office.

Shop/Office
28'7 x 15'6 (8.71m x 4.72m)
Four UPVC double glazed windows, spotlights, wood effect flooring, meter cupboard and door to inner hall.

Inner Hall
12'5 x 8'9 (3.78m x 2.67m)
Spotlights, wood effect flooring, doors to kitchen, rear and WC.

WC
5'5 x 2'6 (1.65m x 0.76m)
Dual flush WC, pedestal wash basin, extractor fan and wood effect flooring.

Kitchen
9'9 x 6'1 (2.97m x 1.85m)
UPVC double glazed window, wall and base units, laminate work top, stainless steel sink and drainer and wood effect flooring.

External
Two separate rear yard spaces.

First Floor

Entrance
UPVC door to stairs to first floor.

Landing
15'3 x 7' (4.65m x 2.13m)
Smoke alarm, coving, central heating radiator, and doors to kitchen, bathroom, reception room, office and stairs to second floor.

Reception Room
15'8 x 13'3 (4.78m x 4.04m)
UPVC double glazed bay window, central heating radiator, coving, smoke alarm.

Office
8'10 x 8'3 (2.69m x 2.51m)
UPVC double glazed frosted window and central heating radiator.

Bathroom
7'10 x 5'11 (2.39m x 1.80m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panel bath, overhead electric feed shower, part tiled elevation, extractor fan and lino flooring.

Kitchen
10' x 8'10 (3.05m x 2.69m)
Two UPVC double glazed windows, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, space for freestanding oven, wood effect flooring.

Srecon floor

Bedroom
14'10 x 14'1 (4.52m x 4.29m)
UPVC double glazed window, central heating radiator, smoke alarm and storage.



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