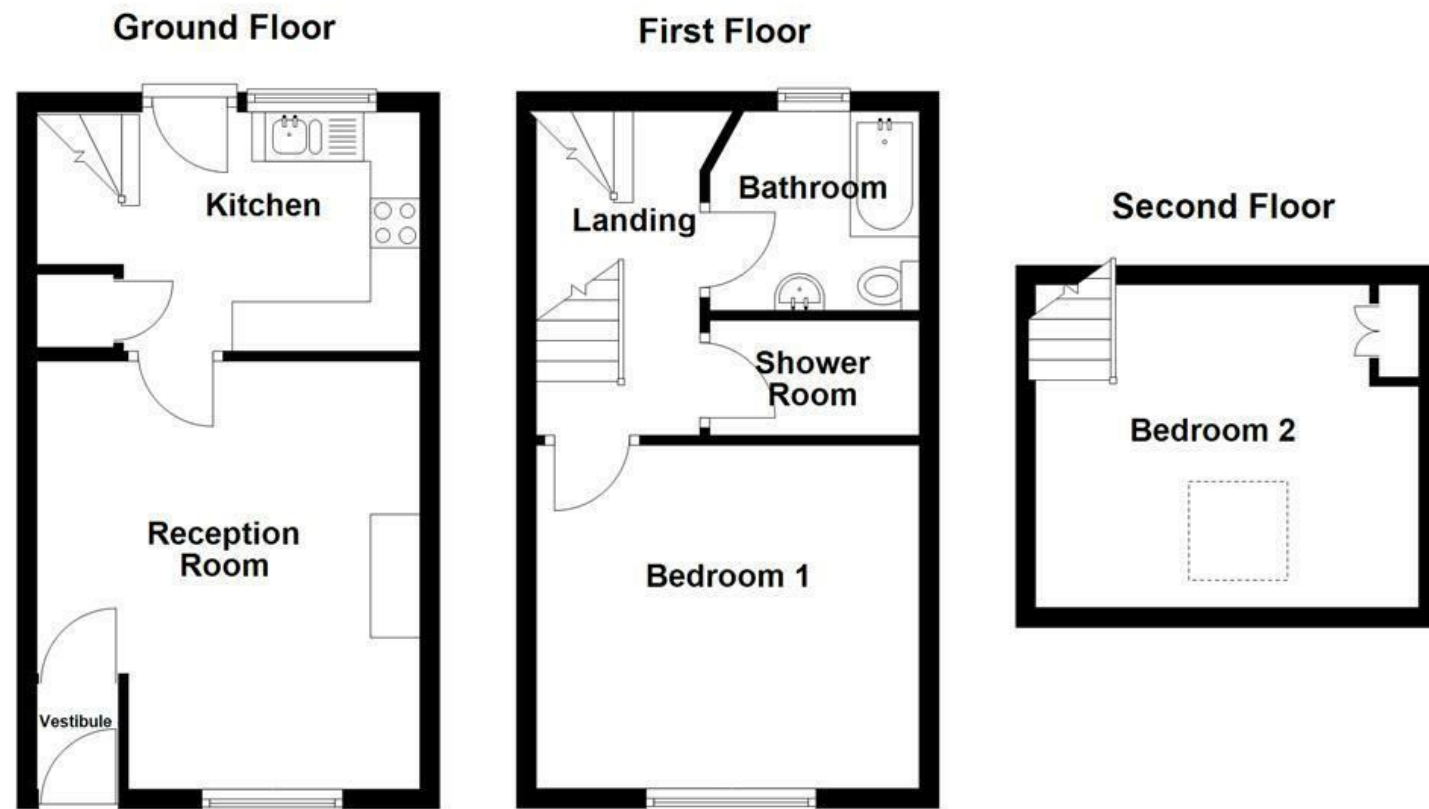




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

South Avenue, Barnoldswick, BB18 6DJ

Offers Over £105,000

EXCEPTIONAL TWO BEDROOM MID TERRACE HOME

Situated in the heart of Barnoldswick, this charming mid-terrace house on South Avenue offers a delightful blend of comfort and convenience. With two spacious bedrooms, this property is ideal for small families, couples, or individuals seeking a welcoming home.

Upon entering, you are greeted by a large lounge that flows seamlessly into the kitchen, creating an inviting space perfect for both relaxation and entertaining. The layout is designed to maximise light and space, making it a warm and welcoming environment.

The property boasts a family bathroom, which includes a separate shower room, providing practicality for busy mornings or unwinding after a long day. The rear yard offers a private outdoor space, ideal for enjoying a morning coffee or hosting summer barbecues.

Situated in a great location, this home is surrounded by the vibrant community of Barnoldswick, with local amenities, shops, and parks just a stone's throw away. This property presents an excellent opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of modern living.

Do not miss the chance to make this lovely house your new home.

South Avenue, Barnoldswick, BB18 6DJ

Offers Over £105,000

 2  2  1  D

- Mid Terraced Property
 - Spacious Reception Room
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Contemporary Fitted Kitchen
 - Tenure: Freehold
- Two Bathrooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
3'6 x 2'9 (1.07m x 0.84m)
UPVC double glazed frosted entrance door and door to reception room.

Reception Room
14'3 x 12'9 (4.34m x 3.89m)
UPVC double glazed window, central heating radiator and door to kitchen.

Kitchen
10' x 7'11 (3.05m x 2.41m)
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, integrated oven, four burner gas hob, extractor hood, one and half bowl stainless steel sink with draining board and mixer tap, space for fridge freezer, plumbing for washing machine, Baxi boiler, under stairs storage, tiled floor, stairs to first floor and UPVC double glazed frosted door to rear.

First Floor

Landing
11'2 x 5'10 (3.40m x 1.78m)
Stairs to second floor and doors to bedroom one, shower room and bathroom.

Bedroom One
12'9 x 11'5 (3.89m x 3.48m)
UPVC double glazed window and central heating radiator.

Shower Room
7'4 x 3'10 (2.24m x 1.17m)
Central heated towel rail, direct feed shower in single enclosure, extractor fan, part tiled elevation and wood effect lino flooring

Bathroom
7' x 6'8 (2.13m x 2.03m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, part PVC elevation and wood effect lino flooring.

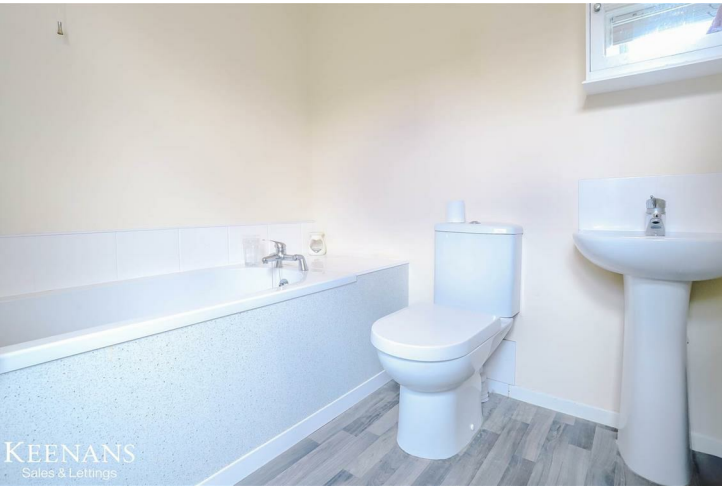
Second Floor

Bedroom Two
12'11 x 10'9 (3.94m x 3.28m)
Velux window, central heating radiator and storage.

External

Front
Laid to lawn garden.

Rear
Enclosed yard, decking, outbuilding and gated access to rear.



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