
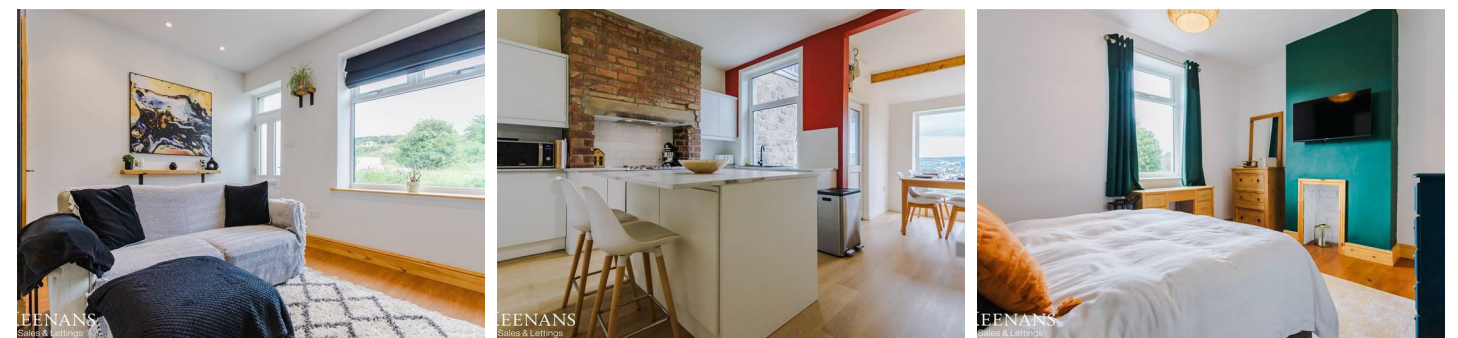


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	51	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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.



Manchester Road, Barnoldswick, BB18 5HQ

£249,950

A BEAUTIFULLY RENNOVATED THREE BEDROOM MID TERRACE HOME

Presenting Manchester Road in the charming town of Barnoldswick, this fully renovated mid-terrace house presents an exceptional opportunity for those seeking a modern yet cosy home. Boasting two well-proportioned bedrooms on the first floor with a generously sized third bedroom on the second floor, this property offers ample space for both relaxation and functionality.

As you enter, you are greeted by a spacious lounge, complete with a delightful log burner that adds warmth and character to the living area. The tasteful decor throughout the home creates an inviting atmosphere, making it ready for you to move in without delay. The modern bathroom is designed with comfort in mind, ensuring a refreshing retreat.

The heart of the home is undoubtedly the stunning modern kitchen, which not only provides breath taking views but also serves as a perfect space for culinary creativity.

Outside, the large garden is laid to lawn, offering a wonderful space for outdoor activities or simply soaking up the sun. Additionally, the property includes a garage and off-road parking, providing convenience and peace of mind. For those in need of extra storage, the added cellar is a practical feature that enhances the overall appeal of this delightful home.

With its picturesque location and modern amenities, this property is a true gem in Barnoldswick, an ideal property for buyers looking for a rural location with enviable views. Don't miss the chance to make this beautiful house your new home.

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£249,950

 3  1  2  E

- Tenure Freehold
 - Off Street And On Street Parking
 - Ideal Home For A Small Family Or Young Couple
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Enviaible Views
 - Viewing Essential
- EPC Rating E
 - Renovated Throughout
 - Abundance Of Indoor Space

Ground Floor

Entrance
Composite frosted door to reception room.

Reception Room
13'9 x 10'4 (4.19m x 3.15m)
UPVC double glazed window, infrared radiator, log burning stove with wood mantle, spotlights, smoke alarm, wood effect flooring, door to stairs to first floor and kitchen and dining room.

Kitchen
13'10 x 11'9 (4.22m x 3.58m)
UPVC double glazed window, gloss wall and base units, marble work top, island, composite sink and drainer with mixer tap, double oven, four ring electric hob, exposed brick elevation, tiled splash back, extractor fan, integrated double fridge freezer, dishwasher, under stairs storage, wood effect flooring and open to dining room.

Dining Room
7'5 x 6'10 (2.26m x 2.08m)
UPVC double glazed window, upright central heating radiator, UPVC double glazed frosted door to rear and wood effect laminate flooring.

First Floor

Landing
9'2 x 6'4 (2.79m x 1.93m)
Doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One
13'11 x 10'8 (4.24m x 3.25m)
UPVC double glazed window, storage, hard wood floor and infrared radiator.

Bedroom Two
9'1 x 6'8 (2.77m x 2.03m)
UPVC double glazed window.

Bathroom
7'7 x 5'9 (2.31m x 1.75m)
UPVC double glazed window, electric radiator, dual flush WC, vanity top wash basin with mixer tap, L shaped panel bath with mixer tap, overhead electric feed shower, part tiled elevation, spotlights, extractor fan and tiled effect lino.

Second Floor

Bedroom Three
15'11 x 14' (4.85m x 4.27m)
UPVC double glazed window and eaves storage.

External

Front
Paving, artificial grass, garage and parking.



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