



## Federation Street, Barnoldswick, BB18 5JD

### Offers Over £150,000

A WELL APPOINTED TWO BEDROOM TERRACED PROPERTY IN BARNOLDSWICK

Nestled in the charming town of Barnoldswick, this well-appointed two-bedroom terrace house offers a delightful blend of comfort and convenience. The property is generously sized, providing ample space for both relaxation and entertaining.

As you step inside, you will immediately notice the care and attention that has been given to maintaining this lovely home. The interiors are bright and inviting, making it a perfect retreat after a long day. Each bedroom is well-proportioned, ensuring a restful night's sleep, while the living areas are designed for both functionality and style.

One of the standout features of this property is its location. Surrounded by the beauty of nature, residents can enjoy picturesque views and the tranquillity that comes with living in such a serene environment. Whether you are taking a leisurely stroll through the nearby parks or enjoying the local amenities that Barnoldswick has to offer, this home is ideally situated for those who appreciate both community and the great outdoors.

This terrace house is not just a place to live; it is a lifestyle choice that combines the best of both worlds. With its well-maintained condition and spacious layout, it presents an excellent

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		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			74

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.

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 2  1  2  E

- Mid Terrace Property
- Open Plan Living
- On Street Parking
- EPC Rating E
- Two Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece En Suite Bathroom
- Perfect First Home
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'9 x 3'1 (1.14m x 0.94m)

### Hall

11'7 x 3'1 (3.53m x 0.94m )

### Reception Room One

12'7 x 10'4 (3.84m x 3.15m )

### Reception Room Two

18'0 x 13'10 (5.49m x 4.22m)

### Kitchen

9'8 x 7'3 (2.95m x 2.21m )

## First Floor

### Landing

8'5 x 5'5 (2.57m x 1.65m )

### Bedroom One

13'10 x 9'7 (4.22m x 2.92m)

### En Suite

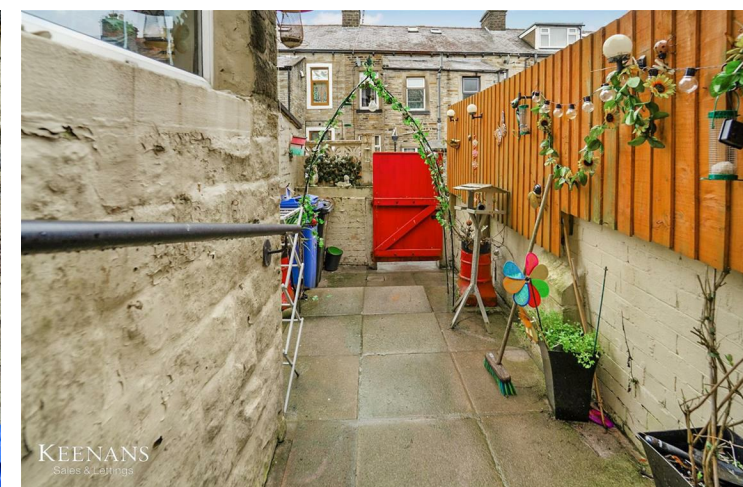
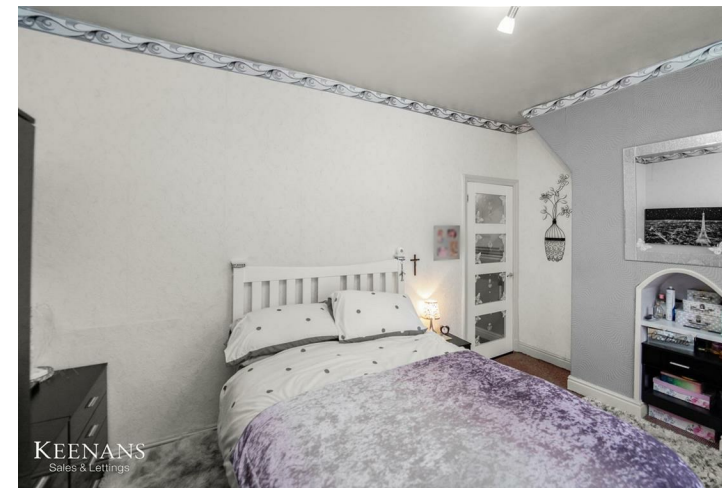
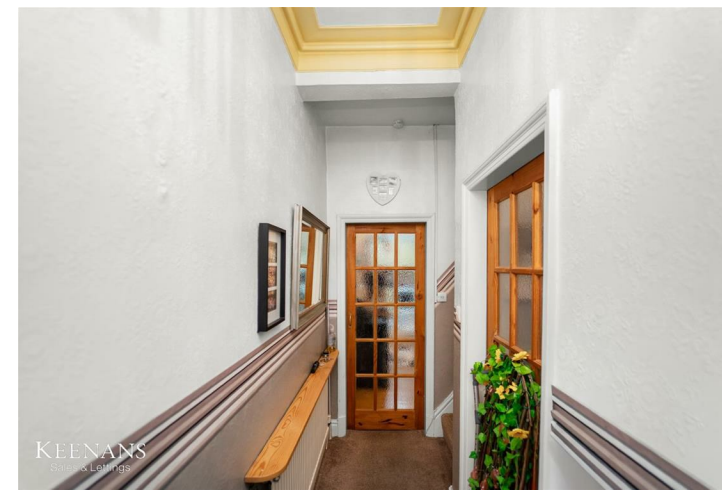
9'11 x 7'4 (3.02m x 2.24m )

### Bedroom Two

13'11 x 9'6 (4.24m x 2.90m)

### Store

8'5 x 8'1 (2.57m x 2.46m )



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