



## Colne Road, Barnoldswick, BB18 6TD

Offers Over £325,000

A STUNNING BUNGALOW BRIMMING WITH POTENTIAL IN SOUGH

Nestled on Colne Road in the charming area of Sough, Barnoldswick, this delightful two-bedroom bungalow presents a unique opportunity for those seeking a home with character and potential. Boasting original features that add to its charm, this property is perfect for anyone looking to create their dream living space.

The bungalow comprises two inviting reception rooms, providing ample space for relaxation and entertaining. The well-proportioned bedrooms offer a peaceful retreat, while the bathroom is conveniently located to serve the needs of the household.

Set on a generous plot, the property features a large garden to the rear, ideal for outdoor activities, gardening, or simply enjoying the tranquil surroundings. The stunning location enhances the appeal of this home, offering a serene environment while still being within easy reach of local amenities.

With its unimaginable potential, this bungalow is a blank canvas waiting for your personal touch. Whether you are a small family, or looking to downsize, this property is sure to impress. Do not miss the chance to make this charming bungalow your own in a picturesque setting.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

# Colne Road, Barnoldswick, BB18 6TD

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- Two Bedroom Detached Bungalow
- Large Rear Garden
- Off Road Parking
- Tenure - Freehold
- Two Spacious Reception Rooms
- Bursting With Potential
- EPC Rating - TBC
- Original Character Features
- Sought After Semi Rural Location
- Council Tax Band - D

## Ground Floor

### Entrance Vestibule

4'11x4'0 (1.50mx1.22m)

Composite front door with double glazed windows, dado rail, two single glazed stained glass windows, door leading to hall and encaustic tiled flooring.

### Hallway

12'10x12'10 (3.91mx3.91m)

Central heating radiator, loft access, smoke alarm, ceiling rose, picture rail, interior doors leading to reception room one, reception room two, kitchen, bedroom one, bedroom two and bathroom.

### Reception Room One

15'7x14'8 (4.75mx4.47m)

UPVC double glazed bow window, UPVC double glazed window, central heating radiator, ceiling rose, picture rail, living flame gas fire with granite hearth, mantle and surround and feature wall light.

### Reception Room Two

14'10x13'4 (4.52mx4.06m)

UPVC double glazed bow window, central heating radiator, ceiling rose, picture rail, living flame gas fire with stone hearth and marble fireplace and television point.

### Kitchen

13'1x9'1 (3.99mx2.77m)

Central heating radiator, glossed wall and base units, laminate work surfaces, one and a half sink with mixer tap, integral single electric oven, four ring induction hob, integrated extractor, tiled splashbacks, space for fridge freezer, coving, spotlights, internal doors leading to pantry and conservatory and lino flooring.

### Pantry

3'11x10'3 (1.19mx3.12m)

UPVC double glazed window, solid wood work surface and internal door leading to kitchen.

### Conservatory

14'5x8'5 (4.39mx2.57m)

Five UPVC Double glazed windows, feature wall light, UPVC door leading to rear garden, internal door leading to garage and tiled flooring.

## Bedroom One

11'11x14'6 (3.63mx4.42m)

UPVC double glazed window, central heating radiator and picture rail.

## Bedroom Two

9'2x11'2 (2.79mx3.40m)

UPVC double glazed window, central heating radiator and picture rail.

## Bathroom

5'9x8'2 (1.75mx2.49m)

UPVC double glazed window, central heating radiator, a three piece bathroom suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower with rainfall head and additional rinse head, tiled elevations, spotlights and lino flooring.

## Garage

14'7x22'5 (4.45mx6.83m)

Hardwood single glazed window, Velux window, solid wood work surfaces, stainless steel sink with mixer tap, power supply, powered garage door and doors leading to conservatory and exterior.

## External

### Front

Driveway, laid to lawn garden, flagged path to entrance, mature shrubbery.

### Rear

Laid to lawn garden, paved path, mature shrubbery.

