




Colne Road, Barnoldswick, BB18 6TE
£125,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D	61		
(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.

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- Tenure Freehold
- On Street Parking
- Light And Airy Conservatory
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Generously Sized Double Bedroom
- Ample Sized Garden Areas To Front And Rear Of Property
- EPC Rating D
- Fitted Kitchen And Four Piece Bathroom Suite
- Ideal First Time Buy With Viewing Essential

Ground Floor

Entrance Vestibule

3'11 x 3'6 (1.19m x 1.07m)

Reception Room

13'2 x 13'0 (4.01m x 3.96m)

Kitchen

10' x 8'2 (3.05m x 2.49m)

Conservatory

9'6 x 7'11 (2.90m x 2.41m)

First Floor

Landing

8'1 x 3'2 (2.46m x 0.97m)

Bedroom

13'2 x 13'1 (4.01m x 3.99m)

Bathroom

10'3 x 8'1 (3.12m x 2.46m)

External

Front

Shared garden and paving to front entrance door.

Rear



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