



| 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 |         |           |
|                                             | 70      | 80        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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

## Linden Road, Barnoldswick, BB18 6XR

### £160,000

#### RECENTLY RENOVATED THREE BEDROOM MID TERRACE PROPERTY

Located on Linden Road in the charming town of Earby, Barnoldswick, this recently renovated mid-terrace house offers a delightful blend of modern living and traditional comfort. Spanning three floors, the property boasts a spacious lounge that invites relaxation and social gatherings. The modern kitchen is equipped with fitted appliances, providing a perfect space for culinary enthusiasts to create and entertain.

On the first floor, you will find two generously sized double bedrooms, ideal for family living or accommodating guests. The stylish shower room adds a touch of luxury and convenience to the upper level. Ascending to the versatile attic, you will discover a third bedroom that can easily serve as a home office, playroom, or additional guest space, catering to your individual needs.

The property also features a conservatory and rear yard, offering a private outdoor area for enjoying the fresh air or hosting summer barbecues. Ample storage space throughout the house ensures that your belongings are neatly organised, contributing to a clutter-free environment.

This home is perfect for families or professionals seeking a comfortable and stylish residence in a friendly community. With its modern renovations and thoughtful layout, this property on Linden Road is a wonderful opportunity not to be missed.



# Linden Road, Barnoldswick, BB18 6XR

## £160,000

 3  1  1  C

- Beautifully Presented Mid Terrace Property
  - Modern Fitted Kitchen
  - On Street Parking
  - EPC Rating C
- Two Bedrooms
  - Move-in Ready
  - Tenure Freehold
- Versatile Loft Room
  - Low Maintenance Externals
  - Council Tax Band A

### Ground Floor

#### Entrance Vestibule

3'7 x 3'4 (1.09m x 1.02m )

Composite double glazed frosted front door, meter cupboard and hardwood single glazed frosted door to reception room.

#### Reception Room

14'3 x 13'5 (4.34m x 4.09m)

UPVC double glazed window, central heating radiator, coving, gas fire with marble surround, hearth and wooden mantel and door to inner hall.

#### Inner Hall

Door to kitchen and stairs to first floor.

#### Kitchen

13'4 x 8'1 (4.06m x 2.46m )

UPVC double glazed window, central heating radiator, range of base units with laminate work surfaces, tiled splashback, integrated oven with four ring induction hob, stainless steel sink with mixer tap, space for fridge freezer, plumbing for washing machine, wall mounted Main Eco boiler, coving, wood effect flooring, open to under stairs storage featuring bespoke handmade drawers, and UPVC double glazed frosted door to conservatory.

#### Conservatory

10'7 x 5'10 (3.23m x 1.78m)

UPVC double glazed windows, central heating radiator, polycarbonate roof, wood effect lino flooring and UPVC double glazed door to rear.

### First Floor

#### Landing

10'0 x 5'3 (3.05m x 1.60m )

Doors leading to two bedrooms, bathroom and stairs to second floor.

#### Bedroom One

13'4 x 11'8 (4.06m x 3.56m)

UPVC double glazed window, central heating radiator, coving and fitted storage.

#### Bedroom Two

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

UPVC double glazed window, central heating radiator and coving.

#### Shower Room

13'9 x 3'9 (4.19m x 1.14m)

UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, partially tiled elevations and LVT flooring.

### Second Floor

#### Bedroom Three

16'10 x 13'4 (5.13m x 4.06m)

Velux window, central heating radiator, exposed beams and spotlights.

### External

#### Rear

Enclosed yard with Indian stone paving, access to external WC, store and gate to shared access.

#### Front

Gated forecourt with paving.



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