



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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## Lower Rook Street, Barnoldswick, BB18 6AD

### £175,000

#### STYLISH THREE BEDROOM MID TERRACE HOME

Located in the picturesque village of Barnoldswick, this stunning three-bedroom terrace house offers a perfect blend of modern living and space. Having undergone a full renovation, the property boasts tasteful decor throughout, creating a warm and inviting atmosphere.

Spread over three floors, the house features generously sized bedrooms that provide ample space for relaxation and rest. The two spacious reception rooms are ideal for entertaining guests or enjoying quiet evenings by the cosy log burner, which adds a delightful touch to the home.

The large kitchen is a highlight, offering plenty of room for culinary creativity and family gatherings. It is well-equipped and designed to meet the needs of modern family life. The contemporary family bathroom is stylishly appointed, ensuring comfort and convenience for all.

Outside, the rear yard provides a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

Located on Lower Rook Street, this property is situated in a great location within the charming village, offering easy access to local amenities and the beautiful surrounding countryside. This home is an excellent opportunity for those seeking a blend of comfort, style, and community in a delightful setting.



# Lower Rook Street, Barnoldswick, BB18 6AD

## £175,000

 3  1  2  D

- Beautifully Presented Mid Terrace Property
  - Contemporary Fitted Kitchen
  - On Street Parking
  - EPC Rating D
- Three Bedrooms
  - Ample Living Space
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Low Maintenance Rear Yard
  - Council Tax Band A

### Ground Floor

#### Entrance Porch

5'11 x 3'6 (1.80m x 1.07m)  
Composite front door, two UPVC double glazed windows, tiled flooring and door to reception room one.

#### Reception Room One

13'6 x 11'2 (4.11m x 3.40m)  
UPVC double glazed window, central heating radiator, feature wall light, inset gas fire and door to inner hall.

#### Inner Hall

Door to reception room two and stairs to first floor.

#### Reception Room Two

13'7 x 13'6 (4.14m x 4.11m)  
UPVC double glazed window, central heating radiator, dado rail, two feature wall lights, log burner with exposed brick surround, wooden mantel and stone hearth, wood effect flooring, door to under stairs storage and door to kitchen.

#### Kitchen

17'9 x 6'4 (5.41m x 1.93m )  
Two UPVC double glazed windows, central heating radiator, range of wood panelled wall and base units with wood effect work surfaces and upstands, composite one and a half bowl sink and drainer with high spout mixer tap, integrated high rise oven and microwave, Bosch four ring induction hob and extractor hood, glass splashback, plumbing for dishwasher, breakfast bar, spotlights, wood effect flooring, open to utility and UPVC double glazed frosted door to rear.

#### Utility

6'4 x 4'10 (1.93m x 1.47m)  
Plumbing for washing machine, space for dryer, space for fridge freezer, Worcester boiler, extractor fan and wood effect flooring.

### First Floor

#### Landing

9'3 x 8'6 (2.82m x 2.59m)  
Smoke detector, doors leading to two bedrooms, bathroom and door to stairs to second floor.

#### Bedroom One

13'6 x 11'2 (4.11m x 3.40m)  
UPVC double glazed window, central heating radiator and door to over stairs storage.

#### Bedroom Two

10'11 x 7'9 (3.33m x 2.36m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

7'9 x 5'5 (2.36m x 1.65m )  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, L-shaped panel bath with waterfall mixer tap and overhead direct feed rainfall shower with rinse head, vanity top wash basin with waterfall mixer tap, extractor fan, spotlights, tiled elevations and tiled flooring.

### Second Floor

#### Bedroom Three

20'0 x 13'8 (6.10m x 4.17m)  
UPVC double glazed window, central heating radiator and smoke detector.

#### External

#### Rear

Enclosed block paved yard with gate to shared access.

#### Front

Paved forecourt.



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