



Total area: approx. 856.2 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(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.



Station Road, Barnoldswick, BB18 5NA

£795 Per Month

THREE BEDROOM FIRST FLOOR FLAT CLOSE TO BARNOLDSWICK CENTRE

Flowing internally with surprisingly spacious accommodation, this three-bedroom, first-floor flat is being welcomed to the rental market close to the heart of Barnoldswick town centre. With easy access to all local amenities, the property is within close proximity to public transport links and is well located for commuting towards Burnley, Clitheroe and Skipton.

The property comprises briefly: entrance to a hallway with stairs leading to the first floor landing. The landing has doors leading to a spacious bathroom, contemporary kitchen, well-proportioned reception room and three bedrooms.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience.

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 3  1  1  C

- Three Good Size Bedrooms
 - Modern Fixtures and Fittings
 - Excellent Transport and Commuter Links
- First Floor Apartment
 - Town Center Located
 - EPC Rating
- Available Immediately
 - Close Proximity to Local Amenities
 - Council Tax Band A

First Floor

Landing

Two central heating radiator,doors to the bathroom, kitchen, reception room one and three bedrooms.

Reception Room One

20'04 x 11'11 (6.20m x 3.63m)

Television point, UPVC double glazed window, central heating radiator, electric fire, television point.

Bedroom One

12'10 x 12'8 (3.91m x 3.86m)

UPVC double glazed window, central heating radiator, spotlights.

Bedroom Two

11'7 x 7'11 (3.53m x 2.41m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'4 x 7'7 (2.84m x 2.31m)

UPVC double glazed window, central heating radiator, spotlights.

Kitchen

14'10 x 8'00 (4.52m x 2.44m)

UPVC double glazed window, velux window, central heating radiator, white wall and base units, thin composite worktops, stainless steel one and a half sink with mixer taps, integrated fridge/freezer, space for oven, wood effect floor, spotlights.

Bathroom

11'9 x 9'4 (3.58m x 2.84m)

UPVC double glazed frosted window, central heating towel rail, velux window, vanity top wash basin with mixer taps, P-shape Jacuzzi bath with overhead main feed rainfall shower with rinse head, illuminated mirror, extractor fan, spotlights, full tile elevations, tiled floor, wall mounted boiler.



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