



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.



Park Road, Barnoldswick, BB18 5BH

£149,950

SUBSTANTIAL TERRACED HOME - GORGEOUS KITCHEN AND LARGE ATTIC ROOM

If you are first time buyer looking for a ready-made home in 'turn key' condition, or perhaps an already large or growing family looking for space in abundance, then look no further! This impeccably presented and tastefully styled two bedroomed stone-built terrace property has been developed to an exceptional standard by its current occupants and is truly a house that you can call your home. Based on a highly popular residential street in the heart of Barnoldswick, this large residence is set within walking distance to local amenities, schools and transport links and is ideally situated for your everyday needs. Boasting a huge array of sought after features, including a gorgeous galley kitchen, two spacious reception rooms, attic room and an ultra modern four-piece family bathroom suite, this really is an opportunity not to be missed.

The property comprises briefly to the ground floor of; entrance vestibule with door leading to the front reception room, currently utilised as a dining room, through this room you will find stairs to the first floor and door leading to the second reception room, fitted with a multi-fuel burning stove and access to the stunning kitchen extension, ample space for all utilities. To the first floor are two very generous double bedrooms and a gorgeous four piece family bathroom suite. To the second floor is a converted loft space for your convenience. Externally, the property is garden fronted and has ample on street parking. To the rear is a low maintenance yard with gated access to the rear alleyway.

For more information or to make arrangements to view, please contact the team at Keenans Barnoldswick today.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Park Road, Barnoldswick, BB18 5BH
£149,950



- Stunning Family Home
 - Modern Four Piece Bathroom
 - Low Maintenance Yard
 - Close To Amenities
- Two Receptions
 - Two Double Bedrooms
 - High Specification
- Large Extended Kitchen
 - Converted Loft Room
 - Immaculately Presented

Internal

Ground Floor

Entrance Vestibule

Composite entrance door leading to vestibule with central light point and door leading to reception room.

Reception Room One

12'2 x 13'8 (3.71m x 4.17m)

UPVC double glazed window to front elevation, central light point, central heating radiator, feature fireplace with gas fire, marble hearth and wooden surround, stairs to the first floor and door leading to reception room two.

Reception Room Two

13'4 x 13'8 (4.06m x 4.17m)

UPVC double glazed window to rear elevation, central light point, central heating radiator, television point, under stair storage cupboard and door leading to kitchen.

Kitchen

17'8 x 8'1 (5.38m x 2.46m)

UPVC double glazed windows to rear elevation, spotlights to ceiling, a range of floor and wall based grey gloss units with complementary wood worktops, tiled splashbacks, one and a half bowl ceramic sink with drainer and mixer tap, integrated oven with 'slide and hide' door, five ring gas hob with extractor hood, inset 'pop-up' plug socket, plumbing for washing machine and space for tumble dryer, central heating radiator, space for fridge freezer and door leading to rear elevation.

First Floor

Landing

Central light point, doors leading to two bedrooms, family bathroom suite and stairs to the second floor.

Bedroom One

13'5 x 10'3 (4.09m x 3.12m)

UPVC double glazed window to rear elevation, central light point and central heating radiator.

Bedroom Two

13'8 x 8'3 (4.17m x 2.51m)

UPVC double glazed window to front elevation, central light point and central heating radiator.

Bathroom

11'6 x 6'1 (3.51m x 1.85m)

UPVC double glazed window to rear elevation, spotlights to ceiling, chrome heated towel rail, full tiled elevations and flooring. Freestanding bath with mixer tap, walk-in shower enclosure with glass screen and overhead shower feed, wall mounted floating WC with twin flush and wall mounted wash basin with vanity unit.

Second Floor

Attic Room

28'3 x 13'8 (8.61m x 4.17m)

Velux windows to ceiling, central light point and central heating radiator.

External

Front

The property is garden fronted. On street parking.

Rear

Enclosed yard with gated access to rear.

Agents Notes

Council Tax Band
Property is Freehold.

