



20 Mosley Street

Barnoldswick | BB18 5BP

Reduced To £115,000

Substantially reduced for a quick sale and no onward chain, this deceptively spacious, traditional stone built mid-terraced property requires modernisation, but is oozing potential. It presents an excellent opportunity for the new owner to improve it to their own design and taste.

The property briefly comprises of: an entrance hallway, two reception rooms and kitchen. On the first floor you will find three bedrooms and a house bathroom. On the second floor is an useful multi-functional attic room. The property also benefits from a recently installed new 'Main' Eco compact combi-boiler, gas central heating and uPVC double glazing. Externally is an enclosed rear yard with an large outbuilding.

Located in a much sought after residential location and just a short walk to all local amenities, the town of Barnoldswick offers independent shopping, bars and eateries. The property is situated close to Ofsted rated 'Good' primary schools and has excellent transport links to Skipton, Burnley and Colne, the M65 motorway network is just a short journey away.

Early viewing is recommended.



ACCOMMODATION

GROUND FLOOR

Entrance to the property is via partially glazed uPVC door which provides access to the entrance hallway.

Entrance Hallway 15'1" x 3'9" (4.6m x 1.16m)

Fitted carpet, access to lounge and dining room and staircase to the first floor, radiator and smoke detector.

Lounge 13'1" x 11'5" (4.00m x 3.48m)

Located to the front elevation of the property, fitted carpet, uPVC window, radiator and television point.

Dining Room 13'10" x 14'2" (4.24m x 4.32m)

Located to the rear elevation, fitted carpet, uPVC window, radiator, telephone point and access through to the kitchen.

Kitchen 7'3" x 9'1" (2.22m x 2.78m)

Range of fitted units comprising of wall and base units incorporating drawers, tiled walls, integrated stainless steel oven and gas hob, extractor hood, stainless steel sink unit with mixer tap, location and plumbing for washing machine, vinyl flooring, halogen lighting and a useful under stairs storage cupboard. uPVC window and a uPVC external door provides access to the enclosed rear yard.

FIRST FLOOR

Landing

Fitted carpet, balustrade, access to bedrooms one, two and house bathroom, staircase to second floor, smoke detector, uPVC window and a storage cupboard.

Bedroom One 13'6" x 9'5" (4.14m x 2.89m)

Located to the front elevation of the property, fitted carpet, uPVC window, radiator and television point.

Bedroom Two 10'4" x 7'5" (3.15m x 2.28m)

Located to the front elevation, uPVC window, radiator, fitted carpet and television point.

Bedroom Three 11'5" x 6'4" (3.49m x 1.95m)

Located to the rear elevation, uPVC window, radiator, fitted carpet and a storage cupboard which houses the recently installed, new 'Main' Eco compact combi-boiler.

Bathroom 10'5" x 4'9" (3.18m x 1.45m)

A white three piece suite, comprising of a panelled bath having over electric shower, pedestal wash basin and low level w.c, vinyl flooring, radiator, recessed halogen down-lighting and extractor fan.

SECOND FLOOR

Enclosed staircase from the first floor landing to the attic room.

Attic Room 16'1" x 11'3" (4.92m x 3.45m)

A useful multi-functional room with a fitted carpet, radiator, velux window, television point, eaves storage and smoke detector.

Externally

To the rear of the property is an enclosed paved yard with a useful large outbuilding.

Council Tax

Band: A.

Fixtures and Fittings

All fixture and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose.

Brochures and Photographs

The photographs provided within this brochure are for general information and it must not be inferred that any item is included for sale with the property.

Viewing

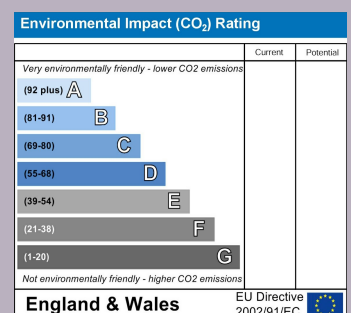
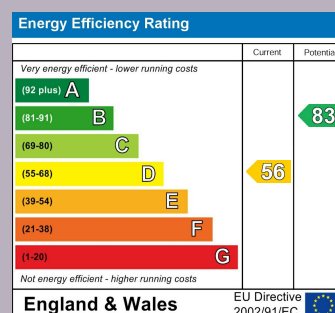
Strictly by appointment only, through our office, opening hours are Monday - Friday 09:00 to 17:30 and Saturday 10:00 to 13:00.

Agents Note

Whilst Pad-4-Sale have viewed and walked the boundaries, we have not carried out a detailed measurement survey of the land and therefore any necessary checks should be carried out by the purchasers' professional advisers prior to exchange of contracts.

Note

Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

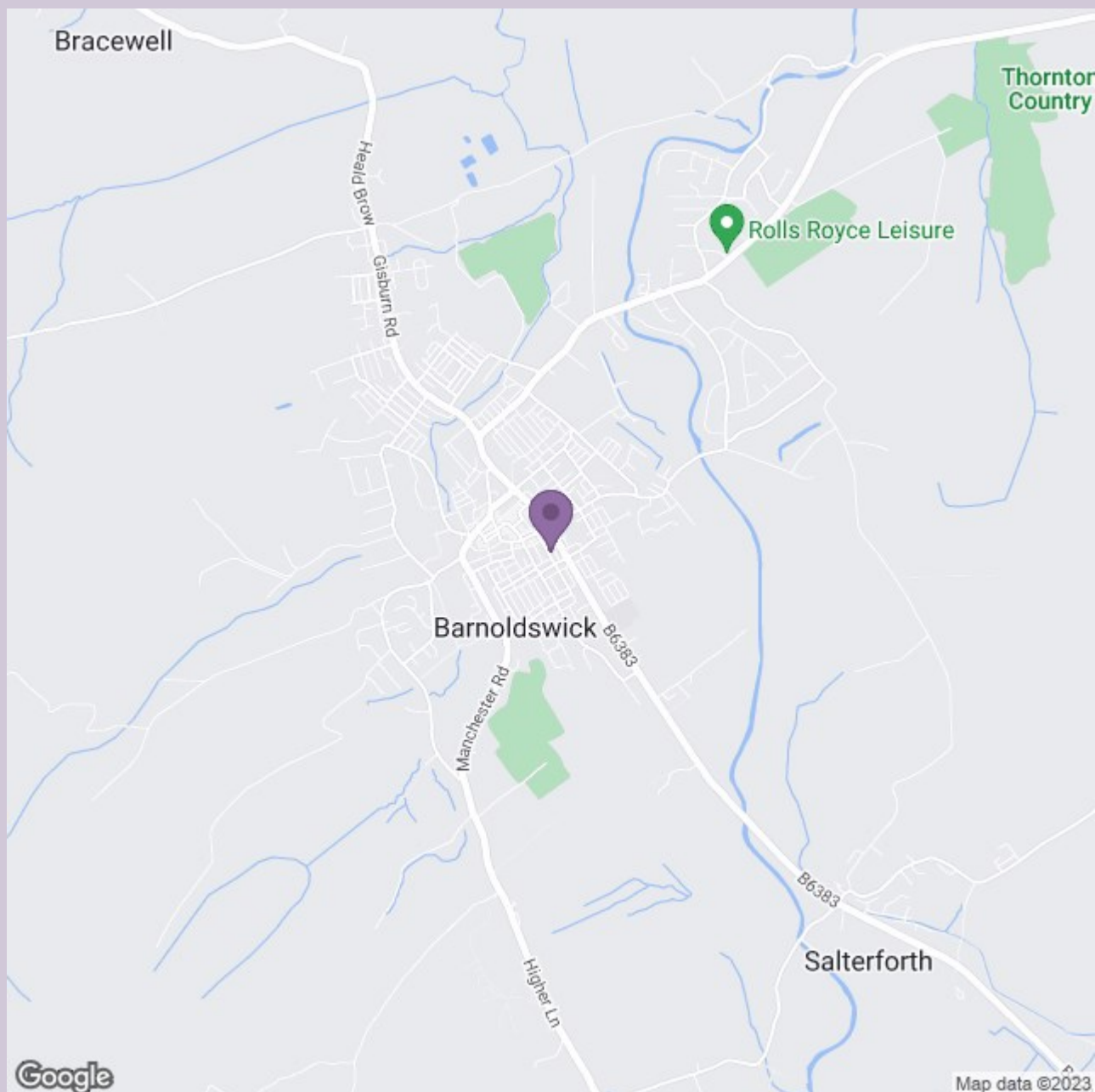


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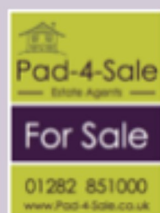








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Please consider the environment

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