



Hilton &
Horsfall

BB18 6DQ

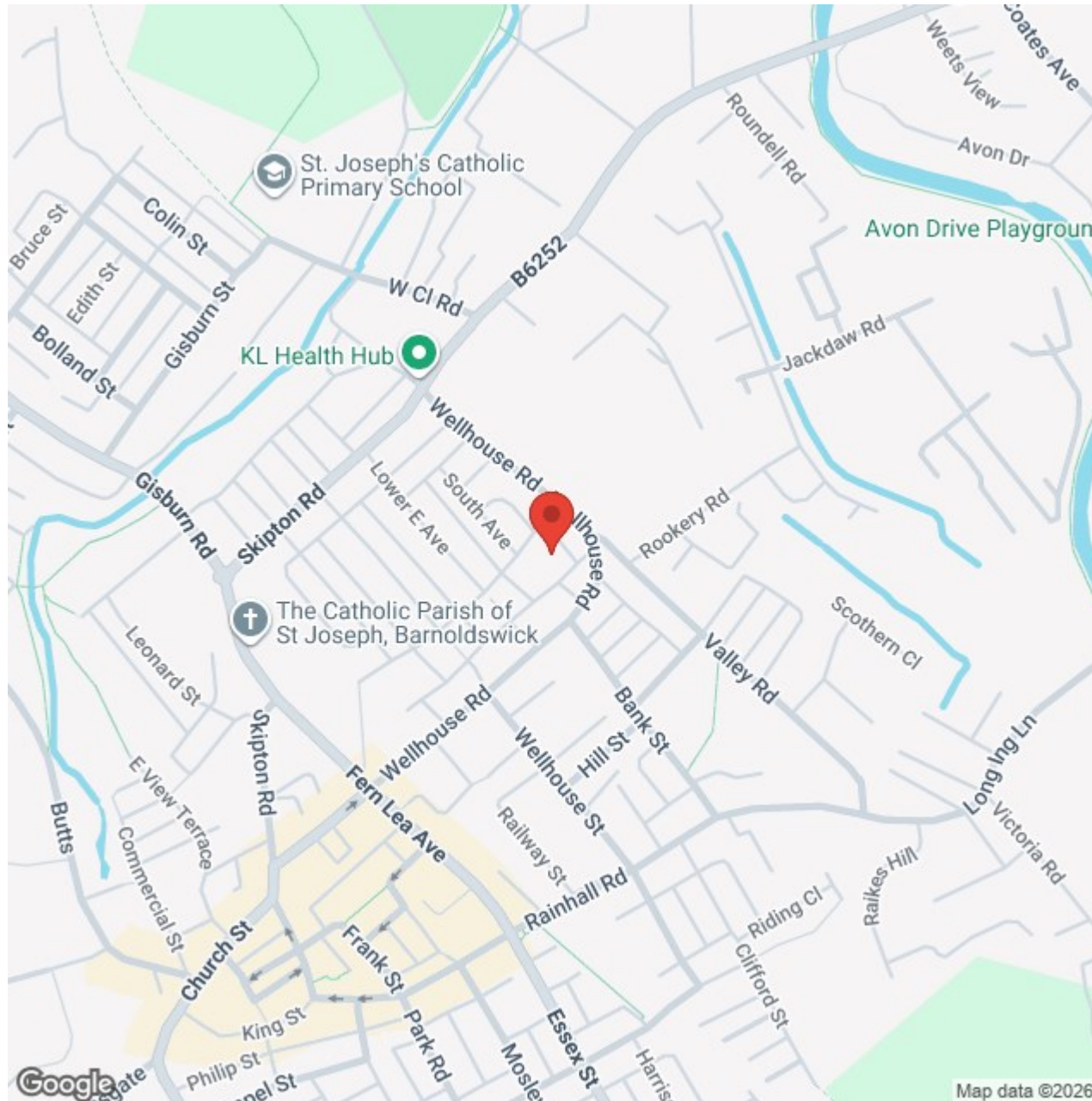
East Parade, Barnoldswick

Offers In The Region Of £114,950

- Mid terrace dwelling • Two bedrooms • Spacious fitted kitchen • Enclosed rear yard • No onward chain • Convenient Barnoldswick location

Situated in a convenient location in the heart of Barnoldswick, this charming stone-built mid terrace dwelling presents an ideal opportunity for first time buyers, investors or those looking to downsize. Offered to the market with no onward chain, the property briefly comprises a welcoming living room, fitted kitchen, two well-proportioned bedrooms and a three-piece bathroom suite. Externally the property benefits from a small patio garden to the front elevation and an enclosed rear yard offering space for outdoor seating. Located close to local amenities, transport links and schools, this property offers excellent potential and early viewing is highly recommended.







Lancashire

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GROUND FLOOR

ENTRANCE VESTIBULE

LIVING ROOM 12'2" x 13'2" (3.72m x 4.03m)

A well-proportioned living room positioned to the front elevation having a uPVC double glazed window allowing in plenty of natural light, fitted carpet flooring, central heating radiator and a feature inset gas fire creating a cosy focal point to the room.

KITCHEN 10'8" x 12'11" (3.26m x 3.96m)

A spacious fitted kitchen having a range of matching wall and base units with contrasting work surfaces, tiled splashbacks, inset sink with chrome mixer tap, space for freestanding appliances and ample room for a dining table. The kitchen benefits from a large rear window allowing in plenty of natural light and a uPVC door leading out to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 12'2" x 13'2" (3.72m x 4.03m)

A generously sized double bedroom positioned to the front elevation having a uPVC double glazed window,

fitted carpet flooring and a central heating radiator. The room offers ample space for bedroom furniture and enjoys plenty of natural light.

BEDROOM TWO 10'7" x 6'6" (3.24m x 2.00m)

A second bedroom positioned to the rear elevation having a uPVC double glazed window, fitted carpet flooring and a central heating radiator. The room would make an ideal guest bedroom, nursery or home office.

BATHROOM 7'4" x 6'3" (2.25m x 1.92m)

A modern three-piece bathroom suite comprising a panelled bath with shower attachment, low level WC and pedestal wash basin. Fully tiled walls, tiled flooring, central heating radiator and a frosted uPVC double glazed window to the rear elevation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/east-parade-barnoldswick>

LOCATION

Situated within a convenient and established residential area of Barnoldswick, the property is ideally positioned for access to a range of local amenities including shops, supermarkets, cafés and transport links. Well regarded schools are also within close proximity, making the property suitable for a variety of purchasers. Barnoldswick town centre is only a short distance away and offers a good selection of everyday conveniences along with scenic countryside walks nearby.

PUBLISHING

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Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



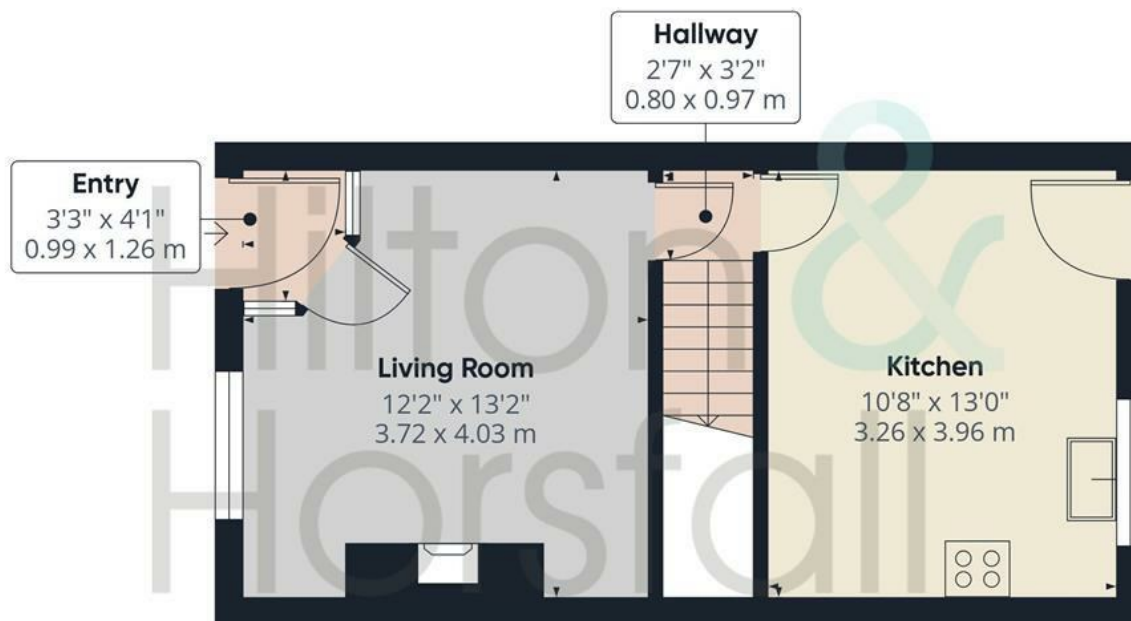
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OUTSIDE

To the front elevation there is a small patio forecourt providing an attractive entrance to the property.

To the rear is an enclosed yard offering space for outdoor seating and low maintenance living, with gated access to the rear.

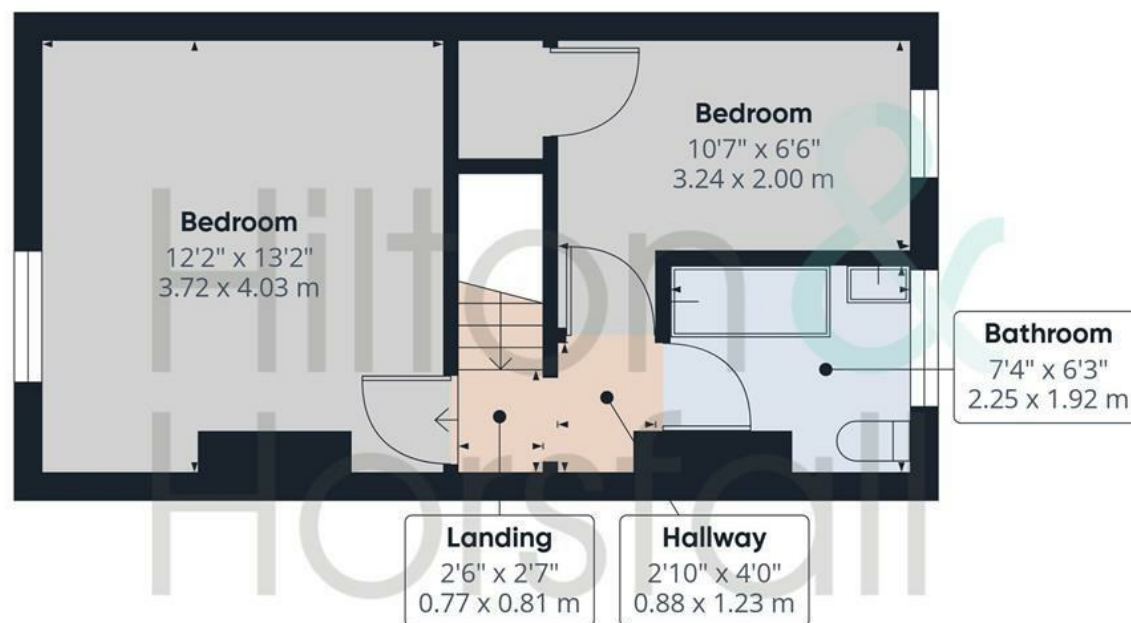


Ground Floor

Approximate total area⁽¹⁾

636 ft²

59.2 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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