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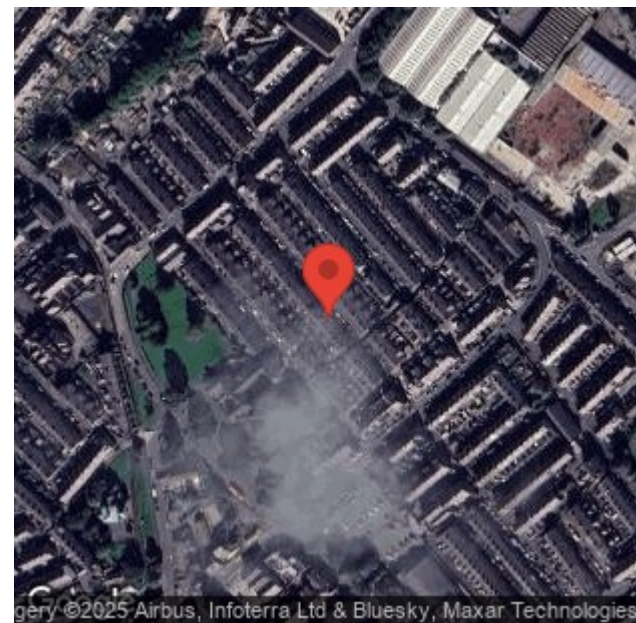
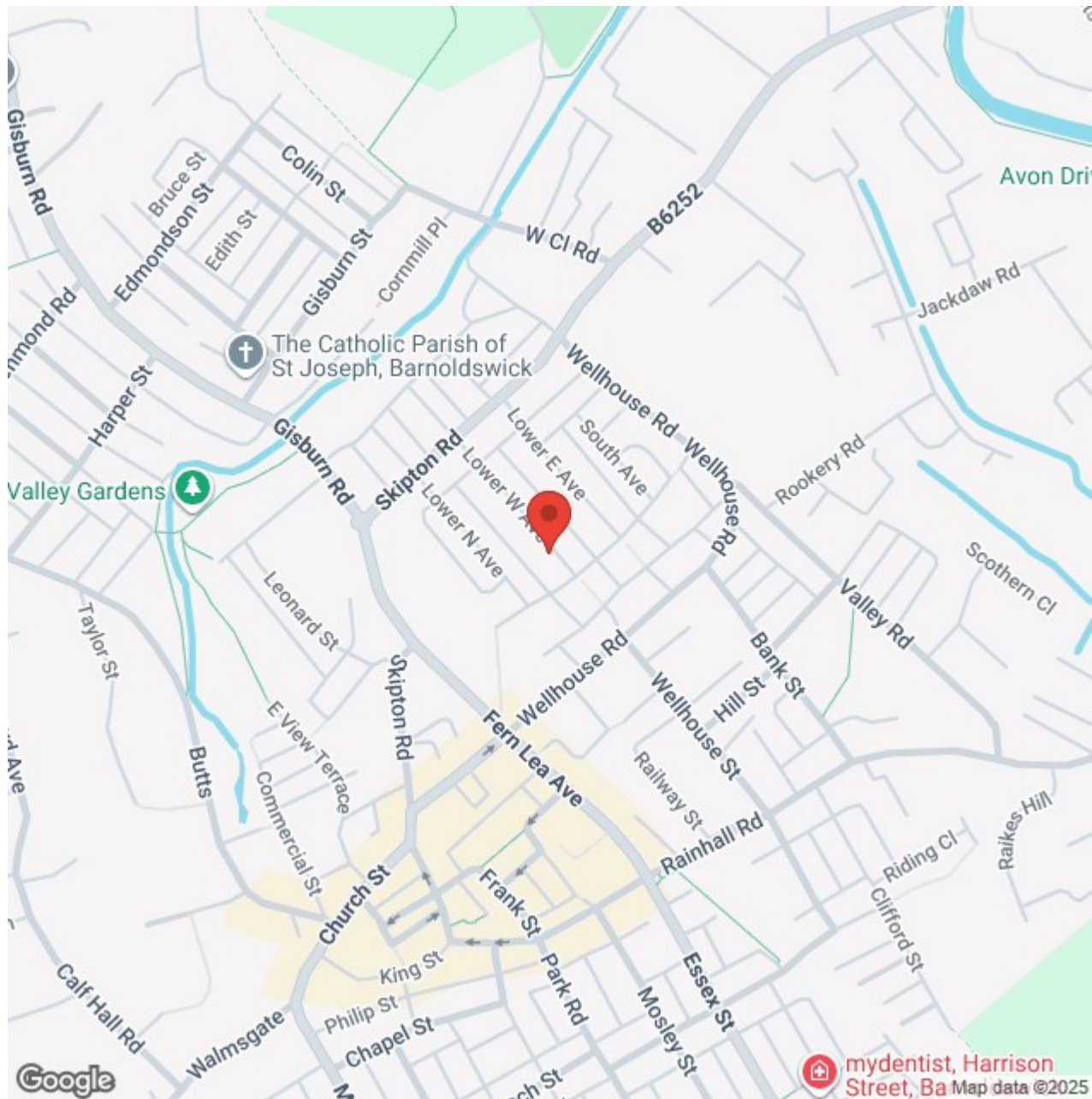
## Lower West Avenue, Barnoldswick Offers In The Region Of £150,000

- Mid-terrace property set over three floors
- Two reception rooms & fitted kitchen
- Two bedrooms plus an attic room
- Family bathroom
- Enclosed rear yard
- Convenient Barnoldswick location close to local amenities

A deceptively spacious mid-terrace property set over three floors. Offering versatile living accommodation, this home features two reception rooms, a modern kitchen, two well-proportioned bedrooms, a family bathroom, and an additional attic room ideal for a third bedroom, home office, or hobby space. Externally, there is an enclosed rear yard, providing a private and low-maintenance outdoor area. This property is perfectly suited to a variety of purchasers, from first-time buyers and growing families to investors seeking a buy-to-let opportunity in a sought-after location.











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## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALLWAY

#### LIVING ROOM

A bright and generously sized main reception room featuring a large front-facing window with stylish shutters, allowing for plenty of natural light. The space is complemented by neutral décor with bold feature walls, ceiling coving, and a central ceiling light point. Ample room for a variety of furnishings makes this an inviting space for both relaxation and entertaining.

#### DINING ROOM

Situated between the living room and the kitchen, this well-proportioned dining room offers a versatile second reception space. With a rear-facing window fitted with shutters, the room enjoys good natural light, while the neutral décor and wood-effect flooring create a warm and inviting atmosphere. Ideal for family dining, entertaining guests, or use as a flexible family space.

#### KITCHEN 7'7" x 7'0" (2.33m x 2.15m)

A modern fitted kitchen with a range of sleek white wall and base units, complemented by dark work surfaces and tiled flooring. Integrated appliances include an oven with gas hob and extractor hood, along with space for additional free-standing appliances. A side-facing window provides natural light, and a doorway leads conveniently to the rear yard.

#### UTILITY / STORAGE 5'4" x 6'4" (1.64m x 1.95m)

A useful utility space accessed via a uPVC door from the rear yard, fitted with plumbing and electrics for a washing machine and dryer. The room provides additional storage and work space, making it a practical extension of the kitchen facilities.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 11'3" x 15'2" (3.45m x 4.63m)

A spacious double bedroom positioned at the front of the property, featuring a large window that floods the room with natural light. The space is well-presented with bold décor, fitted carpet, and ample room for furnishings. Currently accommodating a full wall of fitted wardrobes with mirrored doors, the room offers excellent storage solutions while still maintaining generous floor space.

#### BEDROOM TWO 13'11" x 9'10" (4.26m x 3.00m)

A well-proportioned double bedroom located to the rear of the property, enjoying views over the surrounding rooftops. The room is finished with neutral décor, wood-effect flooring, and offers ample space for bedroom furniture. Built-in shelving and storage provide added practicality, making this an ideal second bedroom or guest room.

#### BATHROOM 7'8" x 7'1" (2.36m x 2.18m)

A modern four-piece family bathroom comprising a panelled bath, separate corner shower enclosure, low-level WC, and wash hand basin set within a vanity unit. Finished with fully tiled walls and contrasting flooring, the room also benefits from a frosted rear-facing window, inset ceiling spotlights, and a heated towel rail.

### SECOND FLOOR

#### ATTIC ROOM 12'0" x 13'10" (3.67m x 4.22m)

A versatile attic room offering a generous amount of space, ideal for use as a third bedroom, home office, or hobby room. The room benefits from a large dormer window to the front, which provides excellent natural light. Finished with wood-effect flooring and modern décor, the space also includes useful eaves storage, making it both practical and flexible.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/lower-west-avenue>

#### LOCATION

Barnoldswick is a popular market town nestled on the edge of the Yorkshire Dales, offering an excellent range of local amenities including shops, supermarkets, schools, cafes, and restaurants. The town is well-connected by road links to Skipton, Colne, and Clitheroe, while also benefiting from beautiful countryside walks right on the doorstep. Known for its strong community spirit and welcoming atmosphere, Barnoldswick is a fantastic place to call home.

### PROPERTY DETAIL

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 rear of the property is an enclosed yard, offering a low-maintenance outdoor space with patterned wall tiling for added character. The area is ideal for seating, outdoor dining, or as a practical space for everyday use, and also provides access to the utility room via a uPVC door. On-street parking is available to the front of the property.



Ground Floor



Floor 1



Floor 2

## Approximate total area<sup>(1)</sup>

1119 ft<sup>2</sup>

103.8 m<sup>2</sup>

## Reduced headroom

70 ft<sup>2</sup>

6.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01200 435667](tel:01200435667)