



Hilton &
Horsfall

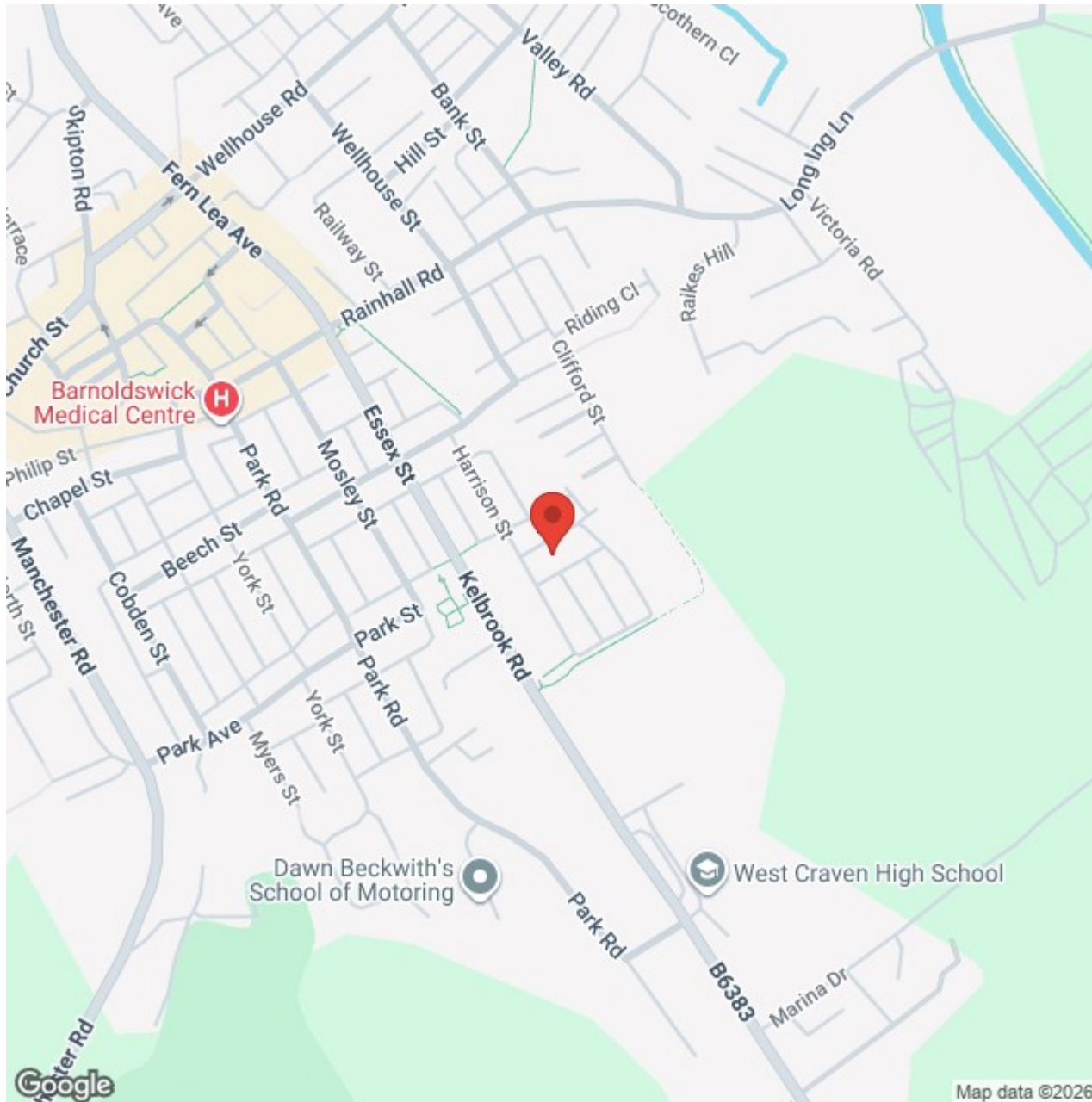
BB18 5DU

Lower Park Street, Barnoldswick Offers In The Region Of £160,000

- Mid terrace property • Two bedrooms • Two reception rooms • Extended kitchen • Spacious first floor bathroom • Enclosed rear yard

An attractive mid terrace dwelling offering well presented living accommodation arranged over two floors and conveniently located within a popular area of Barnoldswick. The property briefly comprises an entrance into the living room with staircase access to the first floor, a spacious sitting / dining room with useful under stairs storage and an extended kitchen fitted with a range of wall and base units and providing access out to the rear yard. To the first floor you will find two well proportioned bedrooms and a particularly generous bathroom fitted with a three piece suite and corner shower enclosure. Externally the property benefits from a forecourt to the front and an enclosed low maintenance yard to the rear. This property would make an ideal purchase for first time buyers, downsizers or investors and early viewing is highly recommended.







Lancashire

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GROUND FLOOR

LIVING ROOM 13'10" x 14'3" (4.23m x 4.35m)

A well presented and spacious living room positioned to the front of the property having a uPVC double glazed window allowing plenty of natural light. The room benefits from modern herringbone style flooring, a wall mounted electric feature fireplace creating a cosy focal point, television point, ceiling coving and a radiator. The staircase to the first floor can also be found within the room and a door provides access through to the sitting / dining room.

SITTING / DINING ROOM 13'10" x 13'10" (4.22m x 4.23m)

A spacious second reception room currently utilised as a dining room, offering ample space for a dining table and chairs. Having a uPVC double glazed window to the rear elevation, modern herringbone style flooring, ceiling coving and a radiator. The room also benefits from useful under-stairs storage and provides access through to the extended kitchen.

KITCHEN 7'4" x 20'8" (2.24m x 6.32m)

A long extended kitchen fitted with a range of matching wall and base units with contrasting work surfaces and tiled splashbacks. Having an inset stainless steel sink with mixer tap, space for freestanding appliances including a washing machine and dishwasher, integrated gas hob with extractor hood over and space for an oven. The kitchen benefits from two uPVC double glazed windows allowing plenty of natural light, a radiator, tiled flooring and a uPVC door leading out to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 13'10" x 11'3" (4.22m x 3.43m)

A well proportioned double bedroom positioned to the front of the property having a uPVC double glazed window allowing plenty of natural light. The room provides ample space for freestanding furniture and benefits from ceiling coving, wall lighting and a radiator.

BEDROOM TWO 13'10" x 6'2" (4.24m x 1.90m)

A well presented second bedroom positioned to the rear of the property having a uPVC double glazed window allowing plenty of natural light. The room is currently utilised as a bedroom with space for a single bed and benefits from fitted open wardrobe storage, ceiling coving and a radiator.

BATHROOM 7'4" x 10'7" (2.25m x 3.23m)

A spacious three piece bathroom suite comprising a low level w.c, pedestal wash basin and a corner shower enclosure with shower over. The room is partially tiled to the walls and benefits from a chrome heated towel radiator, recessed ceiling spotlights, extractor fan and a uPVC double glazed frosted window allowing natural light while maintaining privacy.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/lower-park-street-barnoldswick>

LOCATION

Situated within a popular and convenient area of Barnoldswick, this property enjoys excellent access to a range of local amenities including shops, cafés, supermarkets and well regarded schools. Barnoldswick's vibrant town centre is just a short distance away, offering a variety of independent retailers and everyday conveniences. The property also benefits from good transport links to neighbouring towns such as Colne, Skipton and Clitheroe, while nearby countryside provides pleasant walking routes and outdoor leisure opportunities.

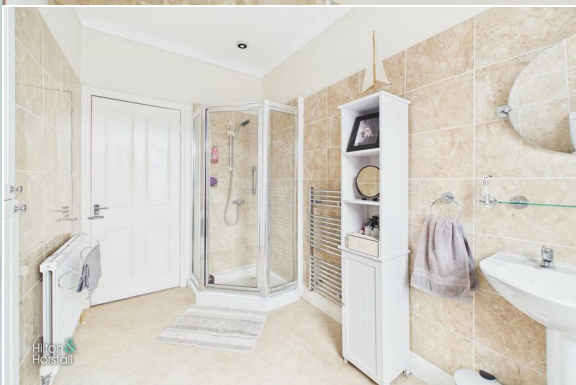
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OUTSIDE

To the front of the property there is a forecourt providing access to the main entrance. To the rear you will find a low maintenance enclosed yard offering a private outdoor seating space and gated access.





Ground Floor

Approximate total area⁽¹⁾

886 ft²

82.4 m²



Landing
7'3" x 5'10"
2.22 x 1.79 m

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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