





BB18 6EB

## Roundell Road, Barnoldswick

### Offers In The Region Of £284,950

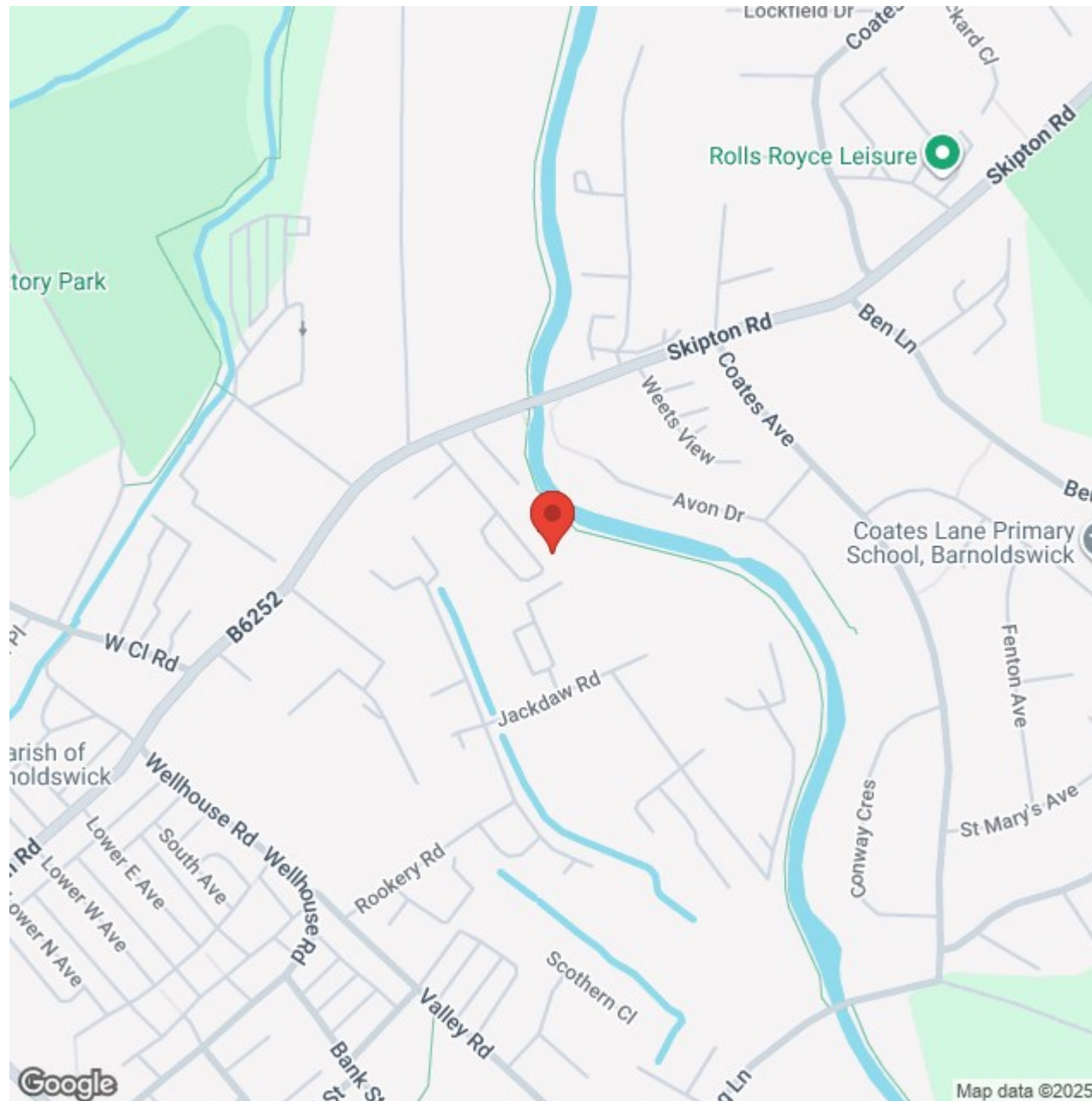
- Spacious three-bedroom semi-detached home
- Stunning open-plan dining kitchen with extension
- Ground floor WC and modern family bathroom
- Driveway providing ample off-road parking
- Extensive enclosed rear garden with patio and lawn
- Sought-after Barnoldswick location close to schools and amenities

An excellent opportunity to acquire this beautifully presented three-bedroomed semi-detached dwelling, situated in a highly sought-after area of Barnoldswick. This spacious family home has been extended to the ground floor to create a superb open-plan dining kitchen and offers modern, well-planned living accommodation throughout.

The property briefly comprises an entrance hallway, comfortable living room, contemporary ground floor WC, and a large open-plan dining kitchen with French doors leading out to the rear garden. To the first floor are three well-proportioned bedrooms and a modern three-piece bathroom suite.

Externally, the property benefits from a driveway to the front, providing off-road parking, and an extensive enclosed garden to the rear, perfect for families and entertaining. Early viewing is highly recommended to fully appreciate all this home has to offer.







## Lancashire

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### ENTRANCE HALLWAY

A welcoming hallway with staircase leading to the first floor. The space provides access to the ground floor accommodation and is finished with neutral décor and practical flooring, ideal for everyday family living.

### LIVING ROOM 12'7" x 12'3" (3.84m x 3.74m)

A bright and welcoming reception room featuring a large front-facing window that floods the space with natural light. The room is complemented by neutral décor, a feature fireplace with wooden surround, and ample space for family seating.

### DINING KITCHEN 19'6" x 16'7" (5.95m x 5.07m)

A stunning open-plan dining kitchen, extended to the rear to create a superb family living space. Fitted with a modern range of shaker-style units, integrated appliances and a central island with breakfast bar seating. The room also provides ample space for a dining table and additional seating area, with skylight windows and bifold doors

opening directly onto the rear garden, allowing for plenty of natural light and an ideal setting for entertaining.

### GROUND FLOOR WC 5'8" x 2'2" (1.73m x 0.67m)

A useful ground floor cloakroom housing a low-level WC and wash hand basin

### FIRST FLOOR / LANDING

#### BEDROOM ONE 12'9" x 10'4" (3.90m x 3.15m)

A spacious double bedroom positioned to the front of the property, complete with a large window allowing for plenty of natural light. The room offers ample space for wardrobes and bedroom furniture.

#### BEDROOM TWO 9'7" x 11'11" (2.94m x 3.65m)

A generously sized double bedroom located to the rear of the property, enjoying pleasant views over the garden. The room is decorated in a modern style and provides ample space for wardrobes and other furnishings.

#### BEDROOM THREE 9'9" x 7'9" (2.99m x 2.38m)

A well-proportioned single bedroom located to the front of the property. Currently used as a child's room, it would also make an ideal home office or nursery.

#### BATHROOM 6'3" x 5'11" (1.93m x 1.81m)

A modern three-piece bathroom suite comprising a panelled bath with overhead shower and glass screen, pedestal wash hand basin, and low-level WC. Finished with tiled walls and a frosted window providing natural light.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/roundell-road-barnoldswick>

### LOCATION

Situated in the sought-after market town of Barnoldswick, this property is ideally located within walking distance of a range of local amenities, including independent shops, supermarkets, cafés, and eateries. The area benefits from well-regarded primary and secondary schools, making it a popular choice for families. For those who enjoy the outdoors, there are numerous countryside walks and

beauty spots close by. Excellent transport links provide easy access to neighbouring towns such as Skipton, Colne, and Clitheroe, as well as the wider motorway network.

### PUBLISHING

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### 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.

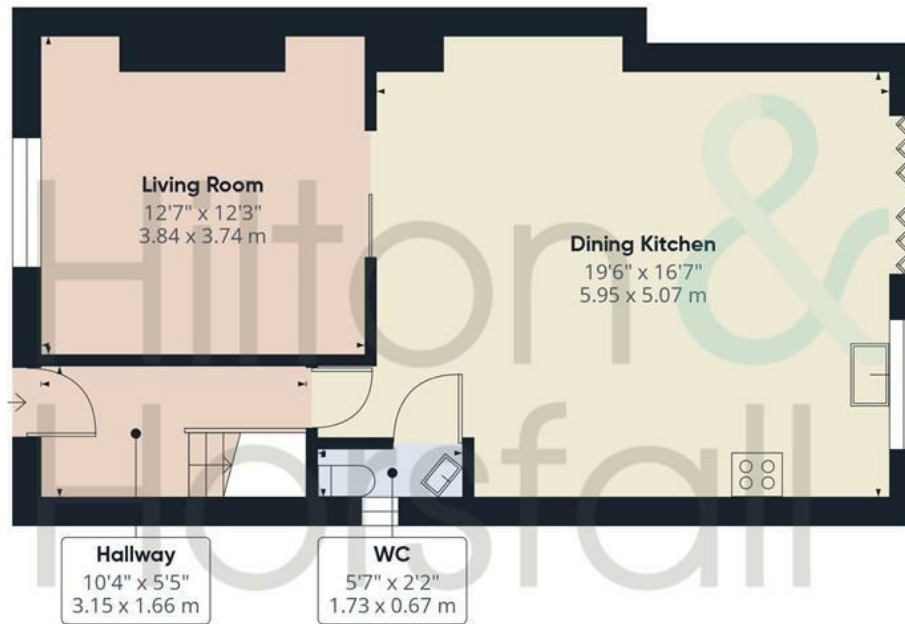


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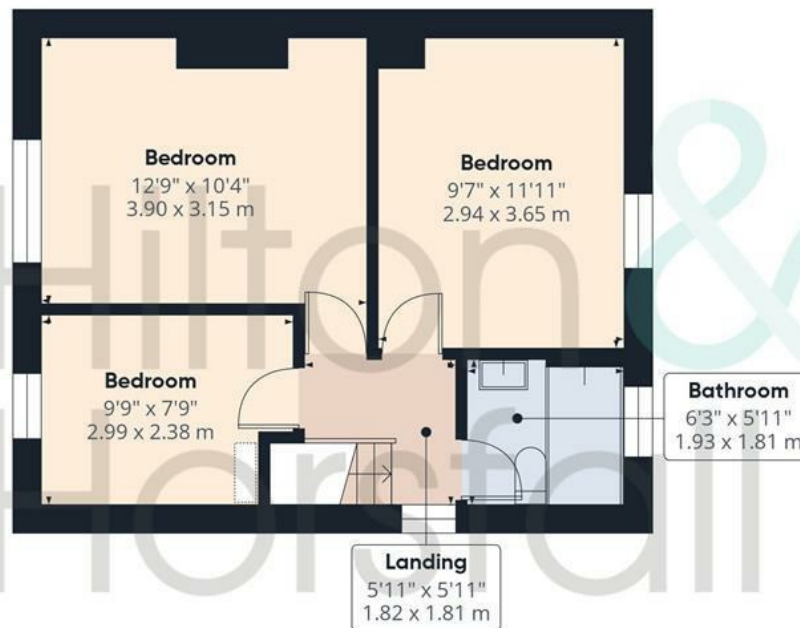
## OUTSIDE

Externally, the property boasts a spacious driveway to the front, providing ample off-road parking. To the rear is a superb, extensive garden, mainly laid to lawn with planted borders, raised patio seating areas, and a sunken trampoline — perfect for families and entertaining. The garden is fully enclosed with fencing, offering both privacy and security, and also includes a timber shed for storage.





Ground Floor



Floor 1

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

936 ft<sup>2</sup>

86.8 m<sup>2</sup>

(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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