



Hilton &
Horsfall

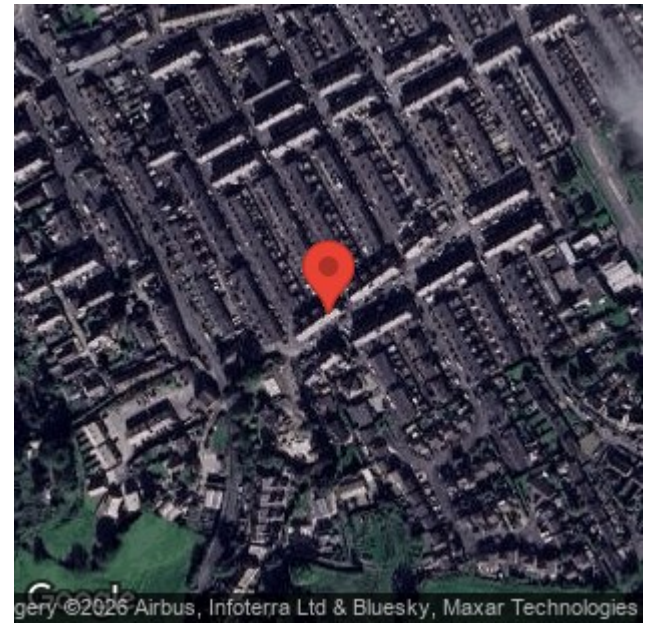
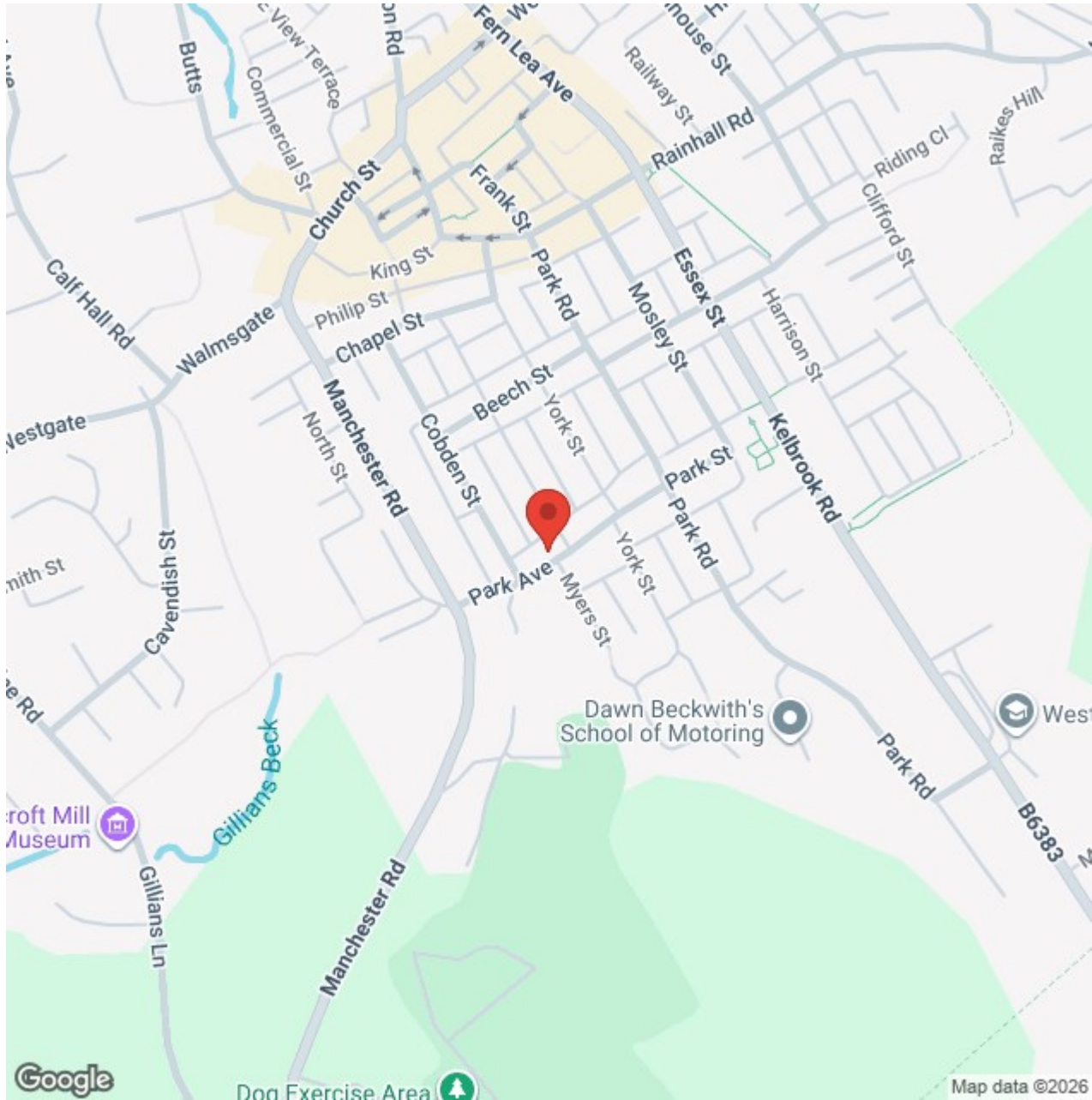
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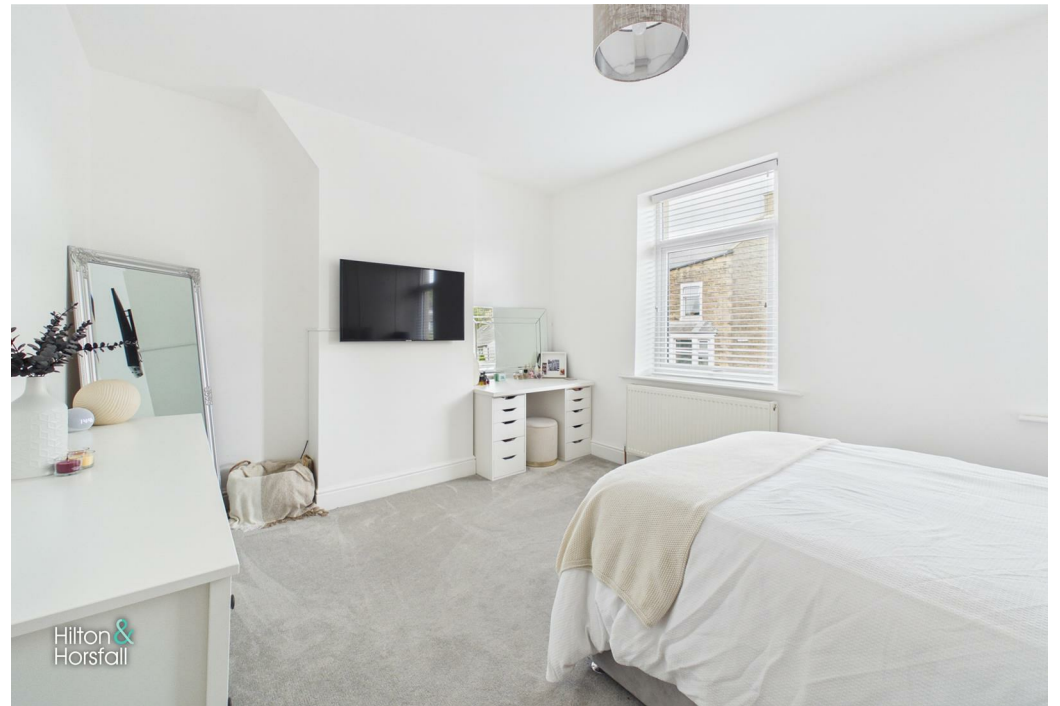
Park Avenue, Barnoldswick Offers In The Region Of £220,000

- Stunning bay-fronted mid-terrace home
- Beautifully presented throughout
- Two spacious double bedrooms
- Versatile converted attic room
- Contemporary four-piece bathroom suite
- Enclosed Indian stone paved rear yard

An immaculately presented bay-fronted mid-terrace dwelling offering deceptively spacious living accommodation arranged over three floors. Finished to an exceptional standard throughout, this stunning home seamlessly blends character features with contemporary fixtures and fittings, creating a stylish and welcoming environment ideal for modern family living. Situated within a highly sought-after area of Barnoldswick, the property is conveniently positioned for local amenities, well-regarded schools and transport links. The accommodation briefly comprises an entrance vestibule, welcoming hallway, elegant bay-fronted living room with a contemporary feature fireplace, spacious dining room / sitting room and a modern fitted kitchen. To the first floor are two generous double bedrooms and a beautifully appointed four-piece family bathroom suite, whilst the second floor provides a superb converted attic room offering versatile additional living space. Externally the property enjoys a forecourt garden to the front and a beautifully maintained enclosed Indian stone paved yard to the rear with gated access. An early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.







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Lancashire

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360 DEGREE VIRTUAL TOUR

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

GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

LIVING ROOM 11'3" x 15'3" (3.44m x 4.66m)

A beautifully presented bay-fronted reception room offering a bright and inviting living space. Having a large walk-in bay window to the front elevation allowing for an abundance of natural light, this elegant room also benefits from decorative wall panelling, high ceilings with ornate coving, a contemporary wall-mounted electric fireplace and an open aspect through to the dining / sitting room, creating an excellent flow throughout the ground floor.

DINING ROOM / SITTING ROOM 11'7" x 14'11" (3.54m x 4.55m)

A spacious and versatile second reception room currently utilised as a dining room, offering ample space for a family-sized dining table and chairs. Beautifully presented throughout, this light and airy room benefits from high ceilings, contemporary décor and an open aspect to the living room, creating an excellent space for both everyday family living and entertaining guests. Open access leads through to the kitchen, whilst a useful under-stairs storage cupboard provides practical storage solutions.

KITCHEN 7'8" x 8'9" (2.36m x 2.68m)

A modern fitted kitchen incorporating a range of matching wall, base and tall units with complementary wood-effect working surfaces and tiled splashbacks. Having an inset stainless steel sink with mixer tap,

integrated electric oven with four-ring induction hob and extractor canopy over, together with space for further appliances. The kitchen benefits from recessed spot lighting, a window to the side elevation and a uPVC door providing access out to the enclosed rear yard. A well-designed and practical space, finished in a contemporary style.

FIRST FLOOR / LANDING

A bright and well-presented landing area providing access to both double bedrooms, the family bathroom and the staircase leading to the converted attic room. Finished in neutral tones with attractive balustrading and recessed spot lighting, the landing enhances the light and airy feel found throughout the property.

BEDROOM ONE 14'10" x 11'8" (4.54m x 3.57m)

A spacious and beautifully presented principal bedroom positioned to the front of the property. This impressive double room benefits from two large windows allowing for an abundance of natural light, together with high ceilings, attractive feature wall panelling and contemporary décor throughout. Offering ample space for a full range of bedroom furnishings, this elegant room provides a bright and relaxing retreat.

BEDROOM TWO 9'1" x 15'1" (2.77m x 4.62m)

A generous double bedroom positioned to the rear of the property, beautifully presented throughout and offering a bright, calming atmosphere. Having a large window allowing for plenty of natural light, this well-proportioned room also benefits from attractive wall panelling, high ceilings, soft neutral décor and a decorative feature fireplace, making it an ideal guest bedroom, nursery or spacious second double bedroom.

BATHROOM 7'8" x 8'10" (2.36m x 2.70m)

A spacious and beautifully appointed four-piece bathroom suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash basin, low-level WC and a separate corner shower enclosure with thermostatic shower. The room is finished with contemporary flooring, partially tiled elevations, recessed spot lighting and a frosted window allowing for natural light whilst maintaining privacy. A stylish and well-proportioned bathroom finished to a modern standard.

SECOND FLOOR

ATTIC ROOM 13'6" x 14'2" (4.13m x 4.33m)

A superb converted attic room offering a highly versatile space suitable for a variety of uses including a home office, hobbies room, occasional bedroom or additional reception area. This spacious room benefits from a large Velux roof window flooding the space with natural light, exposed timber beams, recessed spot lighting and useful eaves storage. A fantastic addition to the property providing valuable extra accommodation.

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LOCATION

Situated on the ever-popular Park Avenue in Barnoldswick, this property enjoys a highly convenient position within easy reach of the town centre and its wide range of amenities. Barnoldswick offers an excellent selection of independent shops, cafés, restaurants, supermarkets and leisure facilities, together with well-regarded primary and secondary schools. The area is ideally placed for commuters with excellent transport links to neighbouring towns including Colne, Skipton, Clitheroe and Burnley, whilst the surrounding Lancashire and Yorkshire countryside provides an abundance of scenic walks and outdoor pursuits. The nearby Leeds & Liverpool Canal and picturesque village of Salterforth further add to the appeal of this desirable location.

PUBLISHING

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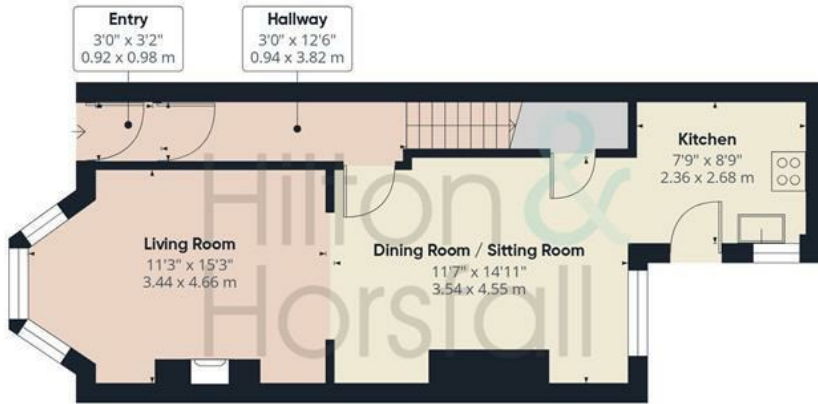
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OUTSIDE

To the front of the property is an attractive forecourt garden enclosed by low-level stone walling and wrought iron railings, complementing the characterful bay-fronted façade. To the rear is a superb enclosed yard finished with quality stone paving, providing a low-maintenance outdoor space ideal for relaxing and entertaining. The yard benefits from gated access and offers a pleasant degree of privacy, making it a practical extension of the living accommodation.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1161 ft²

107.7 m²

Reduced headroom

87 ft²

8.1 m²

(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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