



## Ambleside Avenue, Barnoldswick, BB18 5JL

**Asking Price £249,950**

- FOUR BEDROOMS
- GARDENS TO THREE SIDES
- DRIVEWAY
- STUNNING MASTER BEDROOM WITH ENSUITE
- EXCELLENT COMMUTING LINKS
- SEMI DETACHED
- GARAGE
- ADDITIONAL OFF ROAD PARKING
- CLOSE TO AMENITIES
- VIEWING A MUST

# Ambleside Avenue, Barnoldswick BB18 5JL

From the roadside, you might underestimate the true appeal of this FOUR-BEDROOM, SEMI-DETACHED HOUSE, but don't be fooled by first impressions. Tucked away in an ENVIABLE END POSITION, this property boasts GENEROUS GARDENS THAT WRAP AROUND THREE SIDES, offering AMPLE OUTDOOR SPACE, including a DRIVEWAY AND OFF-ROAD PARKING perfect for a caravan or camper van. A SINGLE GARAGE completes the exterior, making it an ideal choice for a growing family or anyone seeking abundant living space.



Council Tax Band: C



## PROPERTY DETAILS

From the roadside, you might underestimate the true appeal of this four-bedroom, semi-detached house, but don't be fooled by first impressions. Tucked away in an enviable end position, this property boasts generous gardens that wrap around three sides, offering ample outdoor space, including a driveway and off-road parking perfect for a caravan or camper van. A single garage completes the exterior, making it an ideal choice for a growing family or anyone seeking abundant living space.

The current owners have transformed and modernized much of this home, creating a contemporary living environment filled with stylish fixtures and fittings. However, words alone can't capture the full charm of this property, you truly need to see it for yourself.

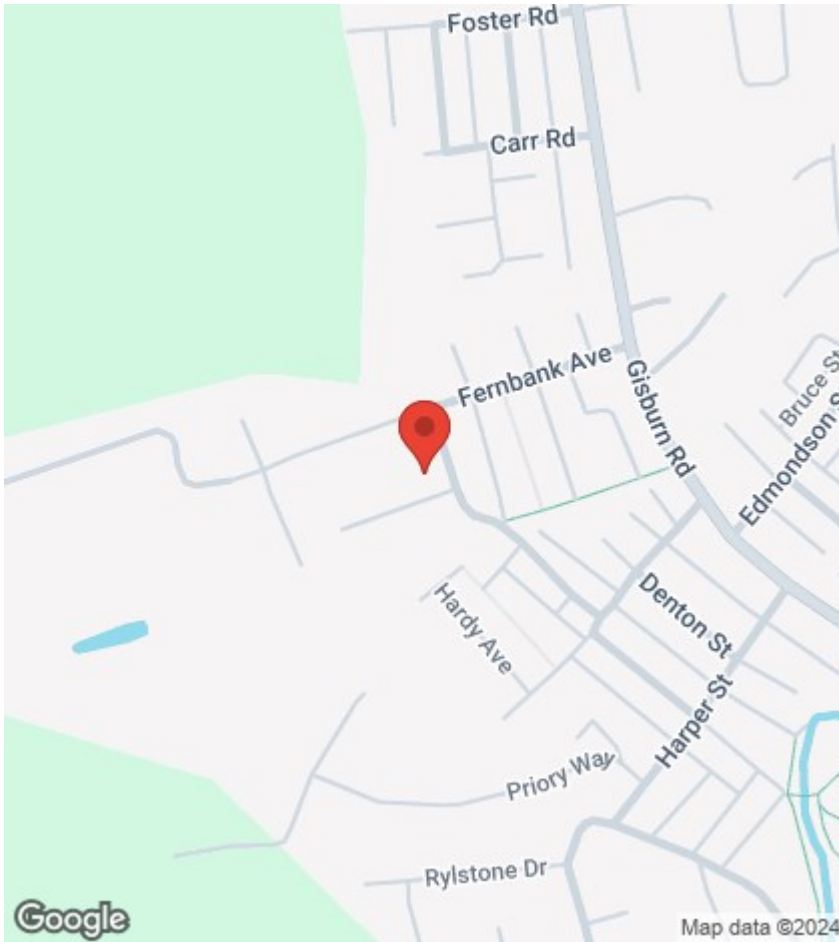
As you step through the front door, you're welcomed into a spacious entrance hall, which leads you into the impressive sitting room. This room is a highlight, with feature lighting, a large picture window that floods the space with natural light, offering a lovely view of the front garden and a recessed fireplace complete with a multi-fuel stove, perfect for cozy evenings.

The well-equipped kitchen with convenient access to the side of the property, is both functional and stylish. From the inner hall, you can access the first floor as well as the ground-floor accommodation. The first bedroom is a generously sized double, featuring bespoke wall-to-wall wardrobes that maximize storage. There's also another double bedroom that could alternatively serve as a dining room, offering flexibility depending on your needs. Completing this level is an excellent shower room.

Upstairs, the split landing leads you to the stunning master bedroom, which is truly a showstopper. Custom furniture, a feature ceiling with Velux window and an additional side window create a bright and airy space. The en suite bathroom is equally impressive, offering both style and ample space. Additionally, there's a single bedroom on this floor along with a smaller room that could function as a nursery or a home office.

Outside, the mature gardens surrounding the property provide lawned gardens with mature borders, patio area and even space to grow vegetables. A timber shed, patio and greenhouse add to the garden's appeal, while the driveway leads to a single garage equipped with power and light, along with extra parking space ideal for a caravan or camper van.

Located in the charming town of Barnoldswick, this home enjoys a perfect balance of tranquillity and convenience. The town centre is just a 10-minute walk away, offering an array of shops, coffee houses, bars, and restaurants, as well as essential services like a supermarket, doctors, dentists, and primary school. Excellent commuting links make this an even more attractive option. For those in search of a spacious, well-appointed home in a sought-after location, this property is an absolute must-see.



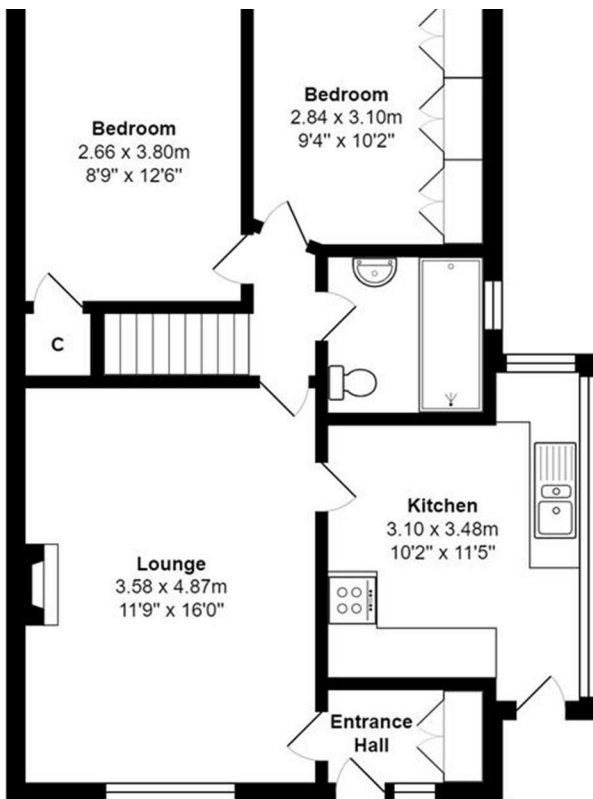
## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

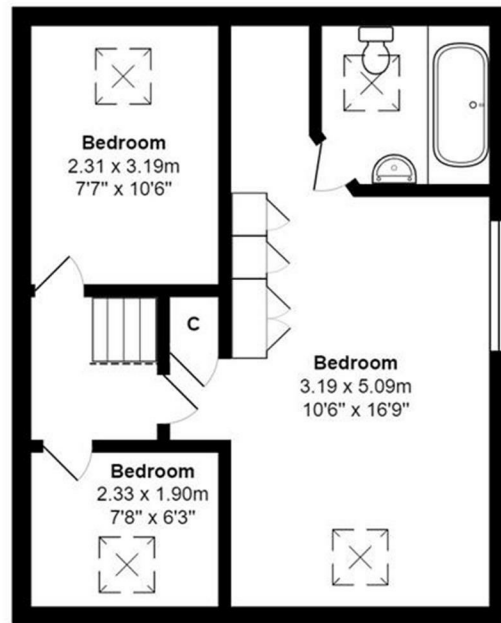
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 100.6 m<sup>2</sup> ... 1082 ft<sup>2</sup>