



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Wellhouse Road, Barnoldswick, BB18 6DD

### £120,000

**PUBLIC NOTICE**  
 DATE OF NOTICE: 26/07/2024  
 50 Wellhouse Road Barnoldswick, BB18 6DD  
 We advise that an offer has been made for the above property in the sum of £110,000  
 Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

#### A DECEPTIVELY SPACIOUS FOUR BEDROOM END OF TERRACED HOME

Nestled close to heart of Barnoldswick town centre, this four-bedroom, end of terraced home is being welcomed to the property market. Ideally suited for a small family or developer looking for a deceptively spacious property that they can put their personal stamp on to make it their dream home with easy access to local amenities, schools and commuter routes towards Burnley, Colne, Clitheroe and Skipton.

The property comprises briefly, to the ground floor: entrance through the vestibule to a hallway with stairs leading to the first floor and doors providing access to two reception rooms. The second reception room provides access to the fitted kitchen with a door to the rear yard. To the first floor is a landing with stairs to the second floor and doors providing access to three bedrooms and a four-piece bathroom suite. To the second floor is an attic bedroom with countryside views. Externally the property boasts an enclosed rear yard with door into a storage room leading to a further storage room.

# Wellhouse Road, Barnoldswick, BB18 6DD

£120,000



- End Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: E
- Four Bedrooms
- Four Piece Bathroom Suite
- Freehold
- Set Over Three Floors
- Enclosed Rear Yard & Two Store Rooms
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'7 x 3'3 (1.09m x 0.99m)

Composite double glazed front entrance door and door to the hallway.

### Hallway

12'4 x 3'3 (3.76m x 0.99m)

Central heating radiator, corbels, cornice coving, stairs to the first floor and doors to two reception rooms.

### Reception Room One

12'5 x 12'4 (3.78m x 3.76m)

Two UPVC double glazed windows, central heating radiator, cornice coving, dado rail and living flame gas fire.

### Reception Room Two

14'7 x 13' (4.45m x 3.96m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burning stove with stone hearth, laminate flooring and door to the kitchen.

## Kitchen

13'3 x 7'9 (4.04m x 2.36m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, oven with four ring gas hob, extractor hood, stainless steel sink with drainer and mixer tap, integrated fridge freezer, spotlights, laminate flooring, understairs storage and UPVC double glazed door to the rear.

## First Floor

### Landing

Doors to two bedrooms, bathroom, stairs to the second floor and understairs storage.

### Bathroom

13'3 x 7'9 (4.04m x 2.36m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, tile panelled bath, corner direct feed shower unit, extractor fan, enclosed boiler, part wood panelled elevations, tiled flooring and spotlights.

### Bedroom Two

14'6 x 10'6 (4.42m x 3.20m)

UPVC double glazed window, central heating radiator, dado rail and coving.

### Bedroom Three

12'5 x 10'5 (3.78m x 3.18m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

9'4 x 5'2 (2.84m x 1.57m)

UPVC double glazed window and central heating radiator.

## Second Floor

## Bedroom One

18'4 x 14'6 (5.59m x 4.42m)

UPVC double glazed dormer window.

## External

### Rear

Enclosed yard and access to a storage room (8'7 x 7'7) with door to a further storage room (11'9 x 8'9).



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