



## Rook Street, Barnoldswick, BB18 5DZ

### £125,000

A TERRACED HOME IN A HIGHLY SOUGHT AFTER AREA OF BARNOLDSWICK!

Keenans are proud to present to the market his newly renovated two bedroom end terraced home in the heart of Barnoldswick. Benefiting from a brand new kitchen and bathroom, as well as being neutrally decorated throughout, The property would perfectly suit a first time buyer or couple looking for a home ready to move straight into! Located within close proximity of schools, amenities and transport links to Skipton, Clitheroe and Burnley. It is a fantastic home not to be missed.

The property comprises briefly; entrance through the vestibule that leads into the reception room that has a door through to the modern fitted kitchen and staircase to the first floor. The kitchen has access to the rear. The first floor landing houses doors on to two double bedrooms and a brand new three piece bathroom suite. Externally, the property benefits from an enclosed yard at the rear and the front.

For further information or to arrange a viewing please contact our Burnley team at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media Facebook : Keenans Estate Agents and Instagram @keenans.ea

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D	57		
(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.

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### Ground Floor

#### Entrance Vestibule

3'3 x 3'1 (0.99m x 0.94m)

UPVC double glazed front entrance door and door to the reception room.

#### Reception Room

27' x 15'6 (8.23m x 4.72m)

Three UPVC double glazed windows, two central heating radiators, electric fire with marble surround and wooden mantel, two feature wall lights, stairs to the first floor, understairs storage and door to the kitchen.

#### Kitchen

9'7 x 5'9 (2.92m x 1.75m)

Two UPVC double glazed windows, range of high gloss wall and base units with laminate surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, oven with four ring gas hob, plumbing for washing machine, space for fridge freezer, laminate flooring, spotlights and UPVC door to the rear.

### First Floor

#### Landing

Central heating radiator, loft access and doors to two bedrooms and bathroom.

#### Bedroom One

12' x 11' (3.66m x 3.35m)

Three UPVC double glazed windows and two central heating radiators.

#### Bedroom Two

11'5 x 9'9 (3.48m x 2.97m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'2 x 5'1 (2.18m x 1.55m)

UPVC double glazed frosted window, central heating towel rail, panelled bath, dual flush WC, pedestal wash basin, tiled elevations, spotlights and tiled flooring.

#### External

#### Rear

Enclosed yard.



**Tel: 01282469023**

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