



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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.

Federation Street, Barnoldswick, BB18 5HU

Offers Over £135,000

AN ENVIABLE END TERRACED PROPERTY

Having been presented and updated to a beautiful standard throughout with spacious rooms, two double bedrooms and stylish decoration, this enviable end terraced property is being proudly welcomed to the market in the sought after location of Barnoldswick. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Skipton, Colne and the Ribble Valley. This property has been a credit to the current owners who have created a welcoming and spacious home for any small family or couple truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a kitchen. The first floor comprises of doors on to two double bedrooms and a contemporary fitted shower room. Externally there is an enclosed yard to the rear with patio and bedding areas.

For further information or to arrange a viewing please contact our Pendle team at your earliest convenience.

Federation Street, Barnoldswick, BB18 5HU

Offers Over £135,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating E
- On Street Parking
- Two Double Bedroom End Terraced Property
- Spacious Fitted Kitchen
- Three Piece Ample Sized Shower Room
- Viewing Essential
- Ideal Property For Small Family
- Easy Access To Major Network Links And Close Proximity To Amenities

Ground Floor

Entrance

Via a UPVC double glazed front door to hall.

Hall

14'6 x 3'6 (4.42m x 1.07m)

Central heating radiator, smoke alarm, doors to two reception rooms and stairs to first floor.

Reception Room One

11'1 x 10'7 (3.38m x 3.23m)

UPVC double glazed leaded window, central heating radiator, electric fire and television point.

Reception Room Two

14'8 x 12'11 (4.47m x 3.94m)

Two UPVC double glazed leaded windows, central heating radiator, decorative fire with granite effect hearth and surround, picture rail, under stairs storage and door to kitchen.

Kitchen

19'8 x 7'4 (5.99m x 2.24m)

Three UPVC leaded double glazed frosted windows, central heating radiator, range of panelled wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, space for oven, integrated extractor hood space for fridge freezer, washing machine, dryer and dish washer, Worcester boiler, wood effect floor and UPVC door to rear.

First Floor

Landing

16'3 x 14'8 (4.95m x 4.47m)

Two UPVC double glazed leaded windows, central heating radiator, loft access, doors to two bedrooms and bathroom.

Bedroom One

14'8 x 11'1 (4.47m x 3.38m)

UPVC double glazed leaded window, central heating radiator, coving, store cupboard and wood effect floor.

Bedroom Two

11'1 x 9'5 (3.38m x 2.87m)

UPVC double glazed leaded window, central heating radiator and coving.

Shower Room

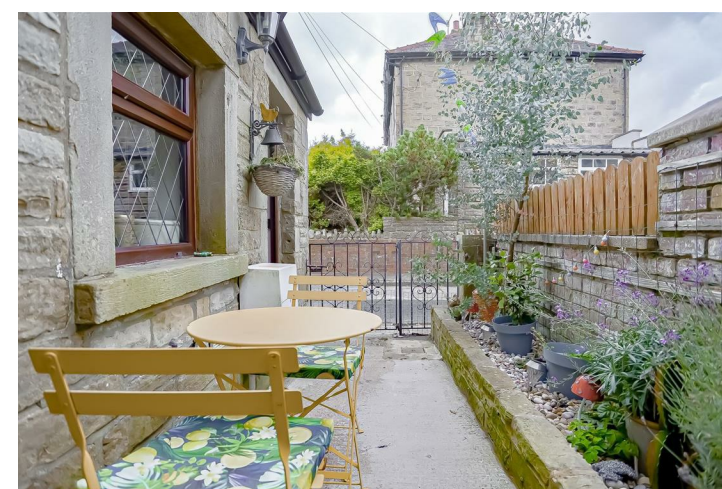
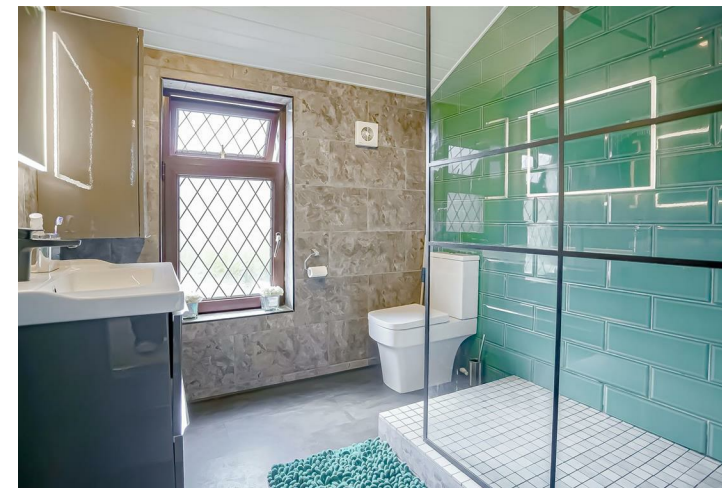
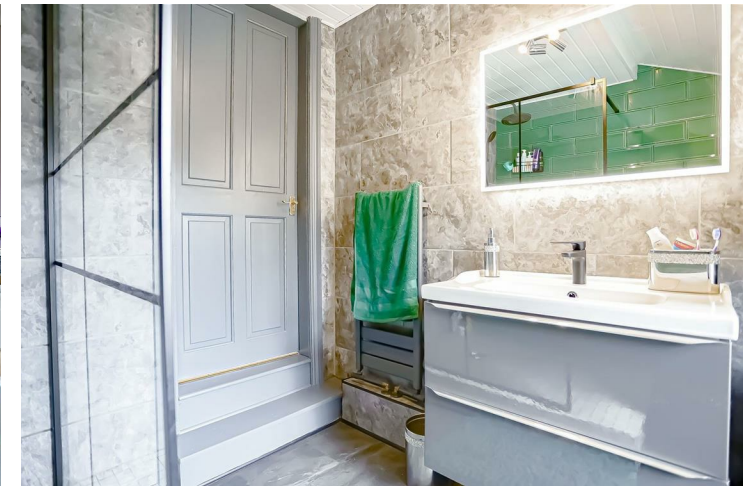
7'6 x 7'4 (2.29m x 2.24m)

UPVC double glazed frosted leaded window, heated towel rail, three piece suite, enclosed double direct feed rain fall shower with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevation, PVC panel elevation to ceiling and slate effect lino floor.

External

Rear

Enclosed yard to the rear with patio and bedding areas.



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