



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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		

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.

## Blakeley Crescent, Barnoldswick, BB18 5LE

### Offers Over £335,000

A SPACIOUS SEMI DETACHED FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, double garage and enviable gardens, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Barnoldswick. With ample off road parking, an enviable open plan kitchen and living space and three double bedrooms, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Clitheroe, Skipton, Colne and major motorway links.

The property comprises briefly; a welcoming utility room provides access through to a fantastic double garage, WC and kitchen/dining area. The kitchen/dining area leads openly on to a garden room and hallway. The hallway provides access on to a reception room, study and staircase to the first floor. The first floor comprises of doors on to three double bedrooms and a family bathroom. Externally, there is an extensive garden with laid to lawn, Indian stone paving and mature shrubs to the rear. To the front there is a driveway for multiple cars and access on to the double garage.

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

# Blakeley Crescent, Barnoldswick, BB18 5LE

## Offers Over £335,000



- Impressive Semi Detached Property
- Contemporary Fitted Kitchen
- Extensive Driveway and Garage
- EPC Rating TBC
- Three Bedrooms
- Abundance of Indoor and Outdoor Space
- Tenure Freehold
- Three Piece Bathroom
- Stunning Rear Garden
- Council Tax Band C

### Ground Floor

#### Utility

24'1 x 7'6 (7.34m x 2.29m )

Composite double glazed frosted front door, two UPVC double glazed windows, central heating radiator, wood clad to ceiling, base units, wood effect worktops, plumbing for washing machine and dryer, Worcester boiler, storage hatch, tiled flooring, doors leading to garage, WC and kitchen/dining area.

#### WC

4'10 x 3 (1.47m x 0.91m)

Hardwood single glazed frosted window, low base WC, wood panel elevations and tiled flooring.

#### Garage

32'11 x 26'8 (10.03m x 8.13m )

Five skylights, base units, granite effect surfaces, stainless steel sink and drainer with traditional taps, integrated storage and shelving, power, lighting, two up and over garage doors and UPVC double glazed French doors to rear.

#### Kitchen/Dining Area

11'11 x 11'9 (3.63m x 3.58m)

Range of panelled wall and base units, wood effect worktops, tiled splashbacks, ceramic Belfast sink with mixer tap, integrated electric double Homark oven with four ring gas hob and extractor hood, space for fridge, cast iron multi fuel burner with tiled hearth and exposed brick surround, wood effect lino flooring, open to garden room and hardwood single glazed door to hall.

#### Garden Room

18'9 x 8'11 (5.72m x 2.72m )

UPVC double glazed window, central heating radiator, television point, wood effect lino flooring and UPVC double glazed French doors to rear.

#### Hall

12'11 x 5'11 (3.94m x 1.80m)

UPVC double glazed window, central heating radiator, storage cupboard, doors leading to reception room, study and stairs to first floor.

#### Study

6'10 x 4'3 (2.08m x 1.30m )

UPVC double glazed window, central heating radiator, wood clad to ceiling, tiled flooring and hardwood double glazed frosted door to front.

#### Reception Room

18'3 x 12'9 (5.56m x 3.89m)

UPVC double glazed window, central heating radiator, coving to ceiling, feature wall light gas fire with tiled hearth, surround and oak mantel, television point and UPVC double glazed sliding door to garden room.

### First Floor

### Landing

9'7 x 6'7 (2.92m x 2.01m )

UPVC double glazed window, smoke detector, loft access, doors leading to three bedrooms and bathroom.

#### Bedroom One

12'9 x 11'4 (3.89m x 3.45m )

UPVC double glazed window, central heating radiator and ceiling rose.

#### Bedroom Two

11'6 x 11'4 (3.51m x 3.45m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

9'1 x 7'4 (2.77m x 2.24m )

UPVC double glazed window and central heating radiator.

#### Bathroom

6'7 x 5'6 (2.01m x 1.68m )

UPVC double glazed window, central heated towel rail, low base WC, pedestal wash basin with traditional taps, panel bath with mixer tap, direct feed shower and rinse head, tiled elevations extractor fan and lino flooring.

#### Exterior

##### Rear

Enclosed garden with laid to lawn, Indian stone paving, pergola and mature shrubbery.

##### Front

Off road parking, mature shrubbery and access to garage.

