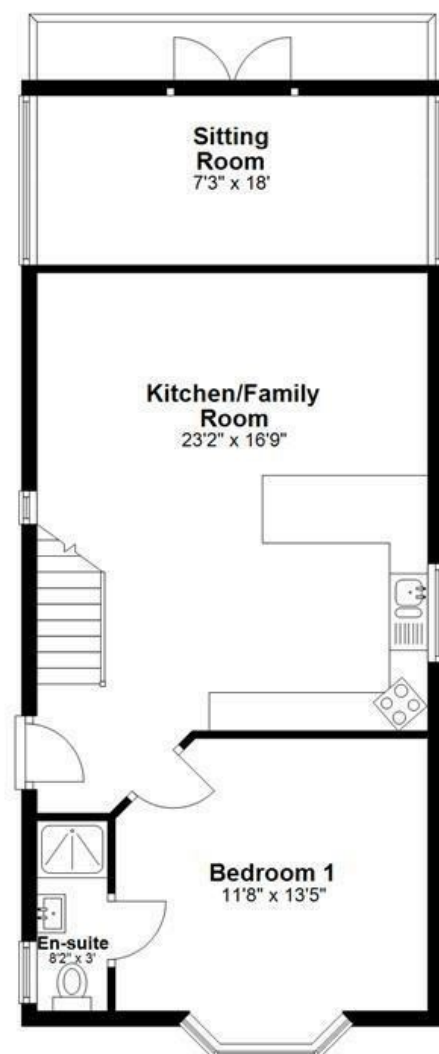


Lower Ground Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(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.

Manchester Road, Barnoldswick, BB18 5HQ

Offers In The Region Of £385,000

AN IMPRESSIVE THREE BEDROOM HOME WITH ENVIABLE VIEWS

Nestled on Manchester Road in the picturesque town of Barnoldswick, this stunning three-bedroom detached house is a true gem waiting to be discovered. As you step inside, you'll be greeted by a spacious open plan kitchen/living room, perfect for entertaining guests or simply relaxing in style.

The property boasts three generously sized bedrooms, one of which features its own ensuite bathroom for added convenience. Imagine waking up to the breathtaking views framed by full-height windows in one of the bedrooms, truly a sight to behold.

With contemporary fixtures and fittings throughout, this home exudes modern elegance and style. The full-width windows and balcony at the rear of the property offer unparalleled views that will leave you in awe every single day.

Outside, you'll find off-road parking on a driveway, ensuring convenience for you and your guests. The low maintenance garden space is ideal for enjoying the outdoors without the hassle of extensive upkeep.

Located on the outskirts of Barnoldswick, this property offers a charming retreat while still providing easy access to local amenities and schools. Don't miss the opportunity to make this unique and captivating home

Manchester Road, Barnoldswick, BB18 5HQ

Offers In The Region Of £385,000



- Impressive Detached Property
- Decked Balcony With Enviaible Open Views
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
- En Suite To Main Bedroom
- Freehold
- Contemporary Open Plan Living Kitchen
- Three Piece Bathroom
- Council Tax Band C

Ground Floor

Open Plan Living Kitchen

23'2 x 16'10 (7.06m x 5.13m)
UPVC double glazed entrance door, two UPVC double glazed windows, two central heating radiators, television point, spotlights, range of panelled wall and base units with laminate surfaces, oven with four ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, integrated fridge freezer, part vinyl flooring, stairs to the lower ground floor, open to the sitting area and door to bedroom one.

Bedroom One

13'5 x 11'8 (4.09m x 3.56m)
UPVC double glazed bay window, central heating radiator, television point, spotlights, loft access and door to the en suite.

En Suite

8'2 x 3' (2.49m x 0.91m)
UPVC double glazed frosted window, central heating radiator dual flush WC, vanity top wash basin, direct feed shower unit, part PVC panelled elevations, PVC panelled ceiling with spotlights, extractor fan and vinyl flooring.

Sitting Room

18' x 7'3 (5.49m x 2.21m)
UPVC double glazed surrounding windows, spotlights, cast iron log burning stove and UPVC double glazed French doors to the balcony.

Balcony

Decked with glass balustrade and open views.

Lower Ground Floor

Landing

Tiled flooring, doors to two bedrooms, bathroom and boiler room and UPVC double glazed door to the side elevation.

Bedroom Two

17'3 x 15'1 (5.26m x 4.60m)
UPVC double glazed full height windows, central heating radiator, fitted wardrobes, spotlights and UPVC double glazed sliding door to the patio area.

Bedroom Three

10'8 x 8'10 (3.25m x 2.69m)
UPVC double glazed window, spotlights and wood effect flooring with underfloor heating.

Bathroom

7'7 x 6'8 (2.31m x 2.03m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath, tiled elevations, PVC panelled ceiling with spotlights and tiled flooring with underfloor heating.

Boiler Room

4'9 x 2'5 (1.45m x 0.74m)
UPVC double glazed frosted window, boiler and tiled flooring.

External

Rear

Paved and gravel chipped garden with bedding areas, open views and access to the utility room.

Utility Room

8'9 x 7'2 (2.67m x 2.18m)
UPVC double glazed window, plumbing for washing machine, space for dryer and tiled flooring.

Front

Block paved driveway providing off road parking.

