



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		71	82
(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.

Banks Bridge Close, Barnoldswick, BB18 6YP Offers In The Region Of £350,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout and flowing internally with character and charm, this enviable four bedroom detached property is being proudly welcomed to the market within the most desirable location of Barnoldswick. With a fantastic loft conversion, stylish interior and modern fixtures and fittings, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Skipton, Colne, Clitheroe and major motorway links. The property boasts low maintenance gardens, detached garage space and open plan kitchen diner and is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, WC, office and staircase to the first floor. The reception room leads through on to a contemporary fitted kitchen diner. The kitchen diner boasts modern wall and base units, integrated appliances and leads through to a conservatory. The first floor comprises of doors on to four generously sized bedrooms, a family bathroom and staircase to the attic conversion. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with paving, artificial lawn, pergola and stone chip areas, as well as access on to a detached store garage. To the front there is a laid to lawn garden with double driveway.

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

Banks Bridge Close, Barnoldswick, BB18 6YP

Offers In The Region Of £350,000



- Tenure Leasehold
- Off Road Parking
- Contemporary Fitted Kitchen/Diner
- Easy Access To Major Commuter Routes
- Council Tax Band D
- Spacious Detached Property
- Ideal Family Home
- EPC Rating C
- Four Bedrooms
- Ample Sized Low Maintenance Rear Garden

Ground Floor

Entrance

Composite double glazed frosted leaded door to hall.

Hall

11'9 x 5'8 (3.58m x 1.73m)

UPVC double glazed leaded window, central heating radiator, coving, wood effect laminate flooring, doors to WC, reception room, office and stairs to first floor.

WC

6'4 x 2'11 (1.93m x 0.89m)

UPVC double glazed frosted leaded window, central heating radiator, two piece suite, low bowl WC, vanity top wash basin, extractor fan and wood effect laminate flooring.

Office

11'11 x 5'11 (3.63m x 1.80m)

UPVC double glazed window, central heating radiator, coving, integrated storage and wood effect laminate flooring.

Reception Room

13'11 x 12'2 (4.24m x 3.71m)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, coving, gas fire with marble effect hearth and surround, television point and single glazed double doors to kitchen/diner.

Kitchen/Diner

22'8 x 11'7 (6.91m x 3.53m)

UPVC double glazed window, central heating radiator, range of grey panel wall and base units, granite effect surface, tiled splash back, stainless steel one and a sink and drainer with high spout mixer tap, integrated electric double Neff oven with five ring induction hob and extractor hood, integrated Neff microwave, integrated fridge freezer and dish washer, under unit lighting, coving, spotlights, under stairs storage, herringbone wood effect lino floor, UPVC double glazed sliding door to conservatory and composite double glazed frosted door to rear.

Conservatory

10'2 x 8'10 (3.10m x 2.69m)

UPVC double glazed window, central heating radiator, double glazed roof and UPVC double glazed door to rear.

First Floor

Landing

11'4 x 9'10 (3.45m x 3.00m)

Coving, doors to four bedrooms, bathroom and stairs to loft room.

Bedroom One

12' x 8'9 (3.66m x 2.67m)

UPVC double glazed window, central heating radiator, wood panel elevation, two feature wall lights, television point, wood effect laminate flooring and door to en suite.

En Suite

6'5 x 5'8 (1.96m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, PVC panel elevation, tiled elevation, PVC to ceiling, spotlights, extractor fan and tiled effect vinyl flooring.

Bedroom Two

9'11 x 8'9 (3.02m x 2.67m)

UPVC double glazed window, central heating radiator, television point and under stairs storage.

Bedroom Three

10'10 x 6' (3.30m x 1.83m)

UPVC double glazed window, central heating radiator, coving and loft access.

Bedroom Four

7'3 x 6'9 (2.21m x 2.06m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

9'4 x 6' (2.84m x 1.83m)

UPVC double glazed frosted window, heated towel rail, three piece suite, P shaped panel bath with electric feed shower and mixer tap, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, spotlights, coving and tiled effect lino flooring.

Second Floor

Loft Room

17' x 15'4 (5.18m x 4.67m)

Two Velux windows, central heating radiator, spotlights, smoke alarm, television point and integrated storage.

External

Front

Laid to lawn garden with double drive.

Rear

Enclosed garden with paving, artificial lawn, stone and slate chipped, pergola and access to garage.

Garage

18'1 x 8'10 (5.51m x 2.69m)

Power, lighting, wood effect wall and base units, granite effect surface, plumbed for washing machine and dryer.

