



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 76 |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Kenilworth Drive, Barnoldswick, BB18 6NA

Offers Over £150,000

ENVIABLE THREE BEDROOM MID TERRACE PROPERTY

Located in the charming village of Earby, on the desirable Kenilworth Drive, this delightful three-bedroom mid-terrace house offers a perfect blend of modern living and picturesque surroundings. The property boasts a lovely rear garden, providing a serene outdoor space where one can unwind while enjoying stunning views of the local landscape.

Upon entering, you will find a spacious lounge that invites natural light, creating a warm and welcoming atmosphere. The modern kitchen diner is a highlight of the home, designed for both functionality and style, making it an ideal space for family meals and entertaining guests.

The three well-proportioned bedrooms ensure ample space for family living or accommodating guests, while the family bathroom is conveniently located to serve the needs of the household.

Situated in a sought after area, this property benefits from a friendly community and local amenities, making it an excellent choice for families and professionals alike. With its appealing features and prime location, this home is a wonderful opportunity for those looking to settle in a tranquil yet vibrant area. Don't miss the chance to make this lovely house your new home.

Some photos have been virtually staged to help you envision your dream home!

Kenilworth Drive, Barnoldswick, BB18 6NA

Offers Over £150,000

 3  1  1  C

- Three Well Appointed Bedrooms
 - Enviably Garden Views
 - On Street Parking
 - Viewing Recommended
- Modern Kitchen/Diner And Three Piece Bathroom Suite
 - Council Tax Band A
 - Easy Access To Major Network Links
- Tenure Freehold
 - EPC Rating C
 - Sought After Location

Ground Floor

Entrance

UPVC frosted door to hall.

Hall

10'5 x 6'3 (3.18m x 1.91m)

Central heating radiator, Ideal boiler, meter cupboard, stairs to first floor, under stairs storage, door to reception room and kitchen.

Reception Room

14'8 x 10'5 (4.47m x 3.18m)

UPVC double glazed window, central heating radiator and coving.

Kitchen

21'2 x 10'3 (6.45m x 3.12m)

Two UPVC double glazed windows, central heating radiator, gloss wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, plumbed for washing machine, integrated fridge freezer, oven, four ring gas hob, granite effect splash back, extractor hood, partial wood effect flooring and UPVC frosted door to rear.

First Floor

Landing

8'1 x 6'8 (2.46m x 2.03m)

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

Bedroom One

13'11 x 10'6 (4.24m x 3.20m)

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

Bedroom Two

16'6 x 8'7 (5.03m x 2.62m)

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

Bedroom Three

9'2 x 7'5 (2.79m x 2.26m)

UPVC glazed window, central heating radiator, coving and above stairs storage.

Bathroom

6'6 x 5'6 (1.98m x 1.68m)

UPVC frosted window, central heating towel rail, coving, dual flush WC, vanity top wash basin with mixer tap, P shaped bath, overhead electric feed shower, tiled elevation, extractor fan and wood effect flooring.

External

Rear

Enclosed laid to lawn garden, stone chippings, part paved and outbuilding.

Front

Enclosed paved courtyard.



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