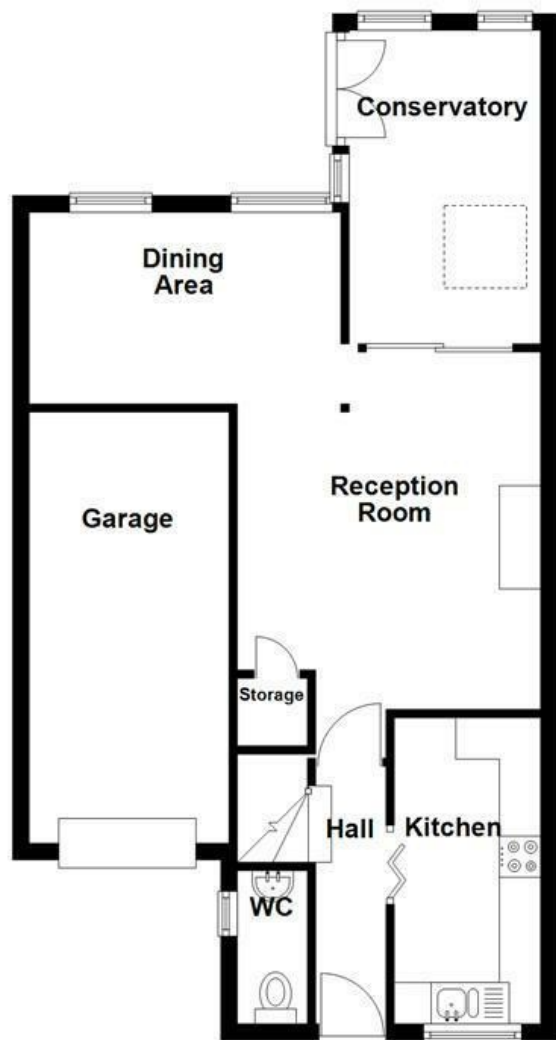
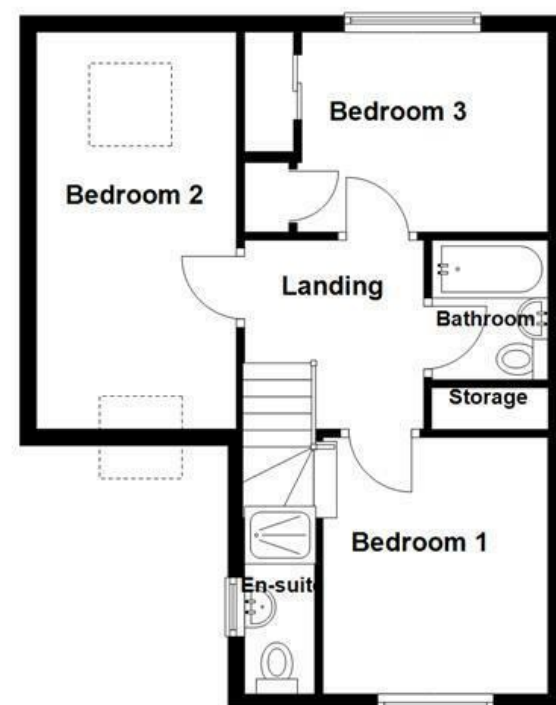


Ground Floor



First Floor



## Chapman Court, Barnoldswick, BB18 5EE

### £230,000

A FANTASTIC FAMILY HOME

Welcome to this charming three-bedroom semi-detached house located in the desirable area of Chapman Court, Barnoldswick. This delightful property is perfect for families seeking a comfortable and spacious home.

As you enter, you will be greeted by a generous open-plan living and dining area, which is bathed in natural light thanks to the bright conservatory that seamlessly connects to the main living space. This inviting area is ideal for both entertaining guests and enjoying family time. The modern galley kitchen is well-equipped and offers a practical layout for everyday cooking.

The property boasts three good-sized bedrooms, with the master bedroom featuring an en-suite bathroom for added convenience and privacy. Ample storage throughout the home ensures that you will have plenty of space to keep your belongings organised. A well-appointed family bathroom serves the other two bedrooms, making it a functional space for all.

Outside, the beautifully landscaped garden provides a tranquil retreat, perfect for relaxing or hosting summer barbecues. The property also includes a garage and driveway, offering off-street parking and additional storage options.

Situated in a great location, this home is close to local amenities, schools, and parks, making it an ideal choice for families. With its combination of space, modern features, and a lovely garden, this property truly represents the perfect family home. Do not miss the opportunity to make this wonderful house your new home.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>86</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>	<b>71</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>86</b>	
(1-20) <b>G</b>			
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.



# Chapman Court, Barnoldswick, BB18 5EE

## £230,000

 3  2  2  C

- Tenure Freehold
  - Off Road Parking With Driveway And Garage
  - Ideal Family Home
  - Easy Access To Major Network Links
- Council Tax Band C
  - Open Plan Living
  - Viewing Essential
- EPC Rating C
  - Three Well Proportioned Bedrooms
  - Sought After Area

### Ground Floor

#### Entrance

Hardwood frosted door to hall.

#### Hall

10'3 x 2'10 (3.12m x 0.86m)  
Central heating radiator, coving, smoke alarm, dado rail, stairs to first floor, doors to reception room, kitchen, WC and tiled floor.

#### WC

6'1 x 2'9 (1.85m x 0.84m)  
UPVC frosted window, central heating radiator, low flush WC, pedestal wash basin with mixer tap, tiled splash back and tiled floor.

#### Kitchen

12'2 x 5'10 (3.71m x 1.78m)  
UPVC double glazed window, gloss wall and base units, wood effect surface, composite one and a half sink and drainer with mixer tap, oven, four ring gas hob, tiled splash back, extractor hood, composite one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer and tiled floor.

#### Reception Room

17'10 x 12'3 (5.44m x 3.73m)  
Central heating radiator, coving, gas fire, under stairs storage, open access to dining area, UPVC sliding doors to conservatory and wood effect laminate flooring.

#### Dining Area

12'6 x 7'6 (3.81m x 2.29m)  
Two UPVC double glazed windows, coving and wood effect laminate flooring.

#### Conservatory

12'7 x 7'7 (3.84m x 2.31m)  
UPVC double glazed windows, Velux window, electric radiator, spotlights and wood effect laminate flooring.

### First Floor

#### Landing

9'6 x 7'2 (2.90m x 2.18m)  
Loft access, smoke alarm, dado rail, doors to three bedrooms and bathroom.

#### Bedroom One

10'4 x 9'2 (3.15m x 2.79m)  
UPVC double glazed window, central heating radiator, storage and door to en suite.

#### En Suite

7'1 x 2'8 (2.16m x 0.81m)  
UPVC frosted window, central heating radiator, low flush WC, pedestal wash basin with mixer tap, enclosed electric feed shower, part tiled elevation and extractor fan.

#### Bedroom Two

15'8 x 7'8 (4.78m x 2.34m)  
UPVC double glazed window, Velux window, central heating radiator, storage and loft access.

#### Bedroom Three

11' x 7'11 (3.35m x 2.41m)  
UPVC double glazed window, central heating radiator and storage.

#### Bathroom

6'8 x 5'7 (2.03m x 1.70m)  
UPVC frosted window, central heating towel rail, low flush WC, pedestal wash basin with mixer tap, wood panel bath with mixer tap, part tiled elevation, extractor fan and lino flooring.

#### External

##### Rear

Laid to lawn garden, stone paving and bedding areas with mature shrubs, timber shed.

##### Front

Laid to lawn garden, drive with access to garage and path to front entrance door.

#### Garage

17'2 x 7'11 (5.23m x 2.41m)  
Power.



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