

curtis law

ESTATE AGENTS



Kenilworth Drive, Barnoldswick

*** FANTASTIC THREE BEDROOM SEMI DETACHED HOME IN EARBY ***

A beautiful and well presented three bedroom semi detached home that has been meticulously maintained by the current homeowner. Boasting a spacious layout, it features a gorgeous living room, open plan kitchen and diner, three bedrooms and recently renovated bathroom suite. Complete with picturesque wraparound gardens and a garage for off-road parking, this property is perfect for growing families seeking an ideal home.

Nestled in the highly sought after town of Earby, this property benefits from being within close proximity to a range of amenities including shops, cafes, bakeries and convenience stores. Additionally, well regarded schools such as Earby Springfield Primary School are within the area. The property also boasts picturesque views and is surrounded by stunning nature trails, with Sough Park and Earby Waterfalls Park just a stone's throw away. For commuters, there are excellent network links with bus routes providing easy transport to Barnoldswick, Burnley and Clitheroe.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Semi- Detached Home
- Close To Local Amenities
- Beautifully Fitted Kitchen/ Diner
- Three Bedrooms
- Large Wraparound Garden
- Council Tax Band A
- New Bathroom Suite
- Double Garage
- Freehold

Offers in the region of £174,950

Kenilworth Drive, Barnoldswick

Ground Floor

Entrance Hallway

18'4" x 6'0" (5.59m x 1.84m)

Two ceiling light fittings, central heating radiator, doors to the living room, kitchen/diner and under stair storage, uPVC door to garden, stairs to first floor, carpeted flooring.

Living Room

14'11" x 10'6" (4.57m x 3.22m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, dado rail, feature gas fireplace, carpeted flooring.

Kitchen/Diner

14'11" x 10'5" (4.57m x 3.19m)

UPVC double glazed window, a range of white wall and base units with contrasting worktops, part tiled elevations, inset stainless steel one and a half sink and drainer with mixer tap, under counter space for washing machine and fridge or freezer, space for American style fridge freezer, ceiling light fitting, central heating radiator, dado rail, vinyl flooring.

First Floor

Landing

7'9" x 6'0" (2.38m x 1.85m)

UPVC double glazed window, ceiling light fitting, loft access via hatch, doors to three bedrooms and a modern bathroom suite, further doors to airing cupboard, carpeted flooring.

Bedroom One

13'3" x 10'5" (4.06m x 3.20m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Two

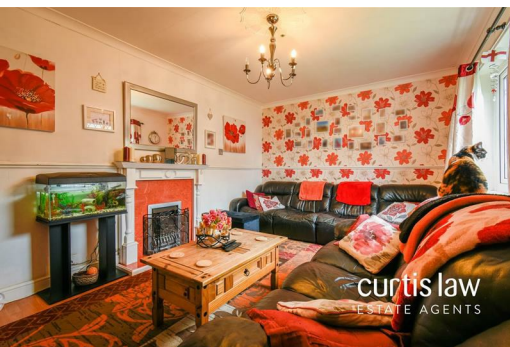
11'8" x 10'6" (3.58m x 3.21m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to airing cupboard, carpeted flooring.

Bedroom Three

9'3" x 7'6" (2.82m x 2.29m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.



Bathroom

7'6" x 5'4" (2.31m x 1.65m)

UPVC double glazed frosted window, a newly fitted three piece bathroom suite comprising of: a close coupled, dual flush WC, vanity wash basin, enclosed walk-in waterfall effect shower, fully PVC paneled, ceiling spotlights, central heating towel rail, extractor fan, paneled resin slats flooring.

External

Front

Gated entrance with path to front door and laid to lawn garden with mature shrubbery, gate to rear garden.

Rear

Large and private laid to lawn garden, patio area, mature shrubbery, shed, greenhouse, gate to front, wood fence surround.

Agents Notes

Tenure: Freehold

Council Tax Band; A- Pendle (£1534.00)

Property Type: Semi-detached

Property Construction: Unknown

Number Of Rooms: 1 reception room, 1 kitchen/diner, 1 entrance hallway, 3 bedrooms, 1 bathroom suite

Water Supply: Yorkshire Water

Electricity Supply: Utilita

Gas Supply: Utilita

Sewerage: Yorkshire Water

Heating: Gas central heating

Broadband: Sky

Mobile Signal: Good

Parking: Off street parking and garage

Building Safety: N/A

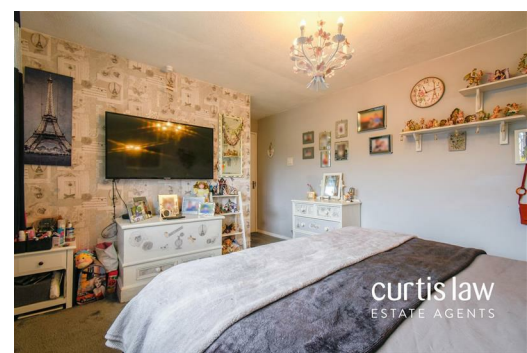
Rights & Restrictions: N/A

Flood & Erosion Risks: N/A

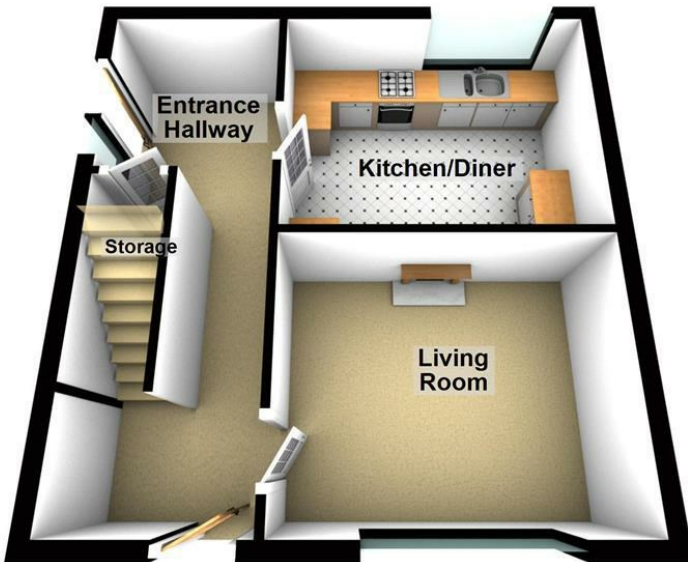
Planning Permissions & Development Proposals: N/A

Property Accessibility & Adaptions: N/A

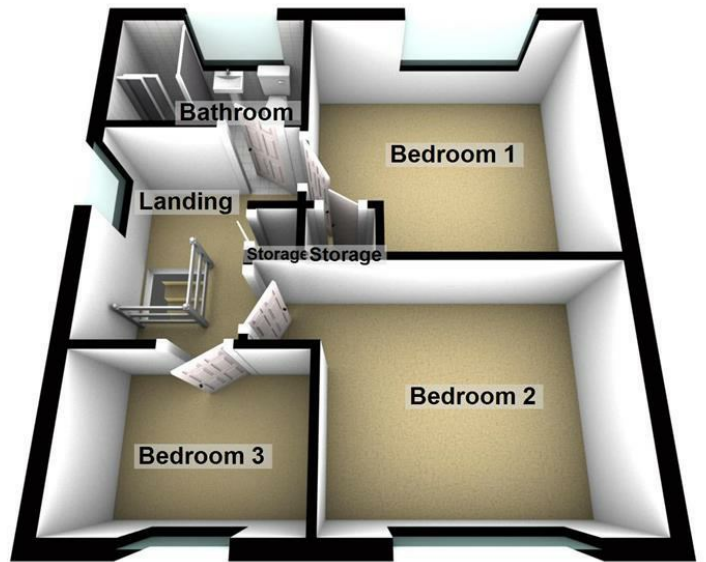
Coalfield & Mining Area: N/A



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC