

DESCRIPTION

**** 3 BEDROOM MID TERRACED - UTILITY ROOM - VILLAGE LOCATION

This impeccably presented terraced home boasts three bedrooms and is ideally situated in the highly desirable village of Barrowford. Enjoying close proximity to the vibrant array of bars, bistros, and shops that define Barrowford's charm, this property offers convenient access to the park and is just a short drive from the M65 motorway, facilitating easy journeys to Colne, Burnley, Manchester, and beyond.

The ground floor features a generously sized living room, a spacious fitted dining kitchen, and a utility room with rear access. Moving to the first floor, three bedrooms and a tastefully appointed three-piece bathroom suite await. External highlights include a front courtyard with a cast iron gate and railings, while the rear boasts an enclosed paved yard with storage space, outdoor electrical point and an adjacent spacious garden with a lawn and raised decked seating area—ideal for summer.

Modern comforts include uPVC double glazing and central heating throughout, making this property perfect for a first-time buyer or a small family. With a Council Tax Band 'A' classification and a leasehold arrangement, this residence offers a stylish and practical living environment in a sought-after location.



OLD WINNER
STATE AGENT
IN BURNLEY



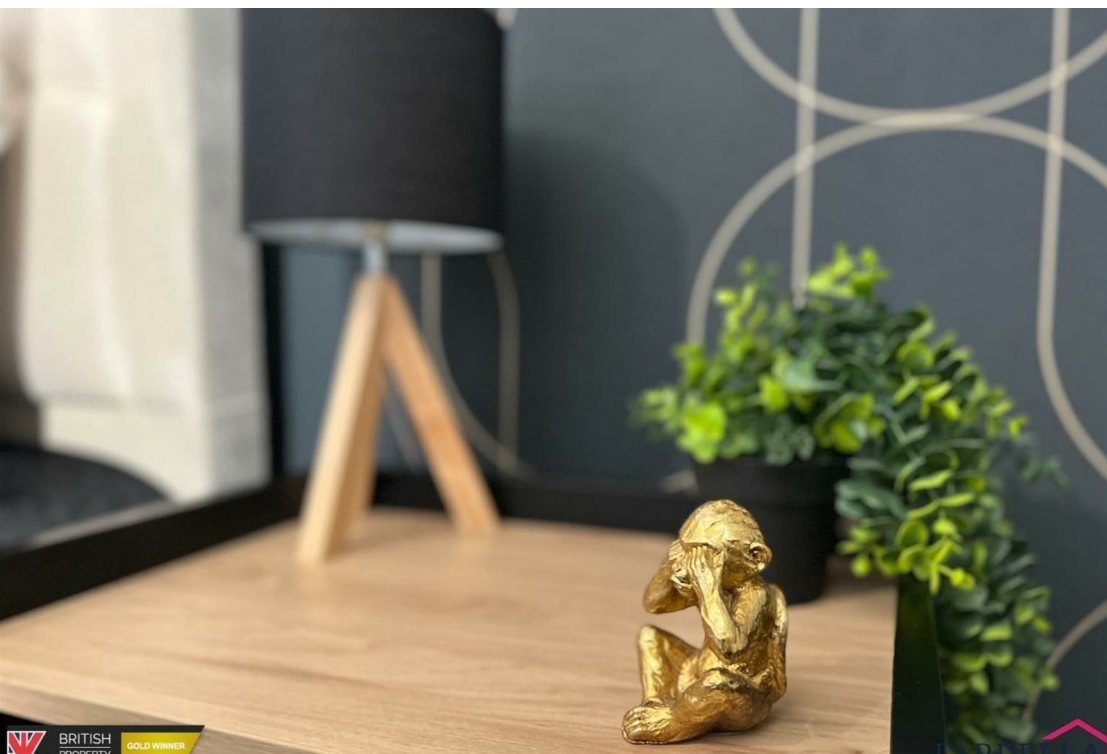






 BRITISH
PROPERTY
AWARDS
GOLD WINNER

 FARDELLA



Living Room

Composite front door, ceiling light point, radiator, tv point, fitted carpet and electrical sockets.

Breakfast Kitchen

A large dining kitchen offering a mixture of wall and base units, with laminate work surfaces, oven, 4-ring gas hob, air extraction hood, space for a free standing fridge / freezer, under counter lighting, plumbing for a dishwasher, Sink with a chrome mixer tap, spot lights, uPVC double glazed window to the rear , under stairs storage cupboard, radiator and ample space for a dining table / chairs.

Utility Room

uPVC double glazed window and door base units with laminate work surfaces, plumbing points and vinyl flooring.

Landing

Open balustrade staircase, loft access point, ceiling lighting and fitted carpet.

Bedroom One

To the front aspect, with uPVC double glazed window, radiator, ceiling light point, fitted carpet and electrical sockets.

Bedroom Two

Overlooking the rear, with ceiling light point, radiator, fitted carpet, uPVC double glazed window and electrical sockets.

Bedroom Three

Overlooking the rear, with ceiling light point, radiator, fitted carpet, uPVC double glazed window and electrical sockets.

Bathroom

Spotlights to the ceiling, partially tiled walls, extractor point, push button wc, pedestal sink with chrome mixer tap, chrome heated towel rail, vinyl flooring, panelled bath glass screen and mains fed overhead shower.

External

Exterior- External highlights include a front courtyard with a cast iron gate and railings, while the rear boasts an enclosed paved yard with storage space, outdoor amenities, and an adjacent spacious garden with a lawn and raised decked seating area—ideal for summer relaxation.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'A'

999 from 01/05/1890 - £6.10 annual ground rent.

The title register shows the property contains restrictive covenants. These covenants are not specified on the Land Registry document. These should be raised and satisfied by your chosen legal representative.

Parking - On Street

Rights and easements – non disclosed

Restrictions – not a conservation area, not a listed building status, no tree preservation orders in place.

Building safety – non identified

Accessibility/Adaptations – step to the front access, essential living accommodation on entrance level and bedrooms to the first floor

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – none identified by the vendor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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given or implied as to their working order

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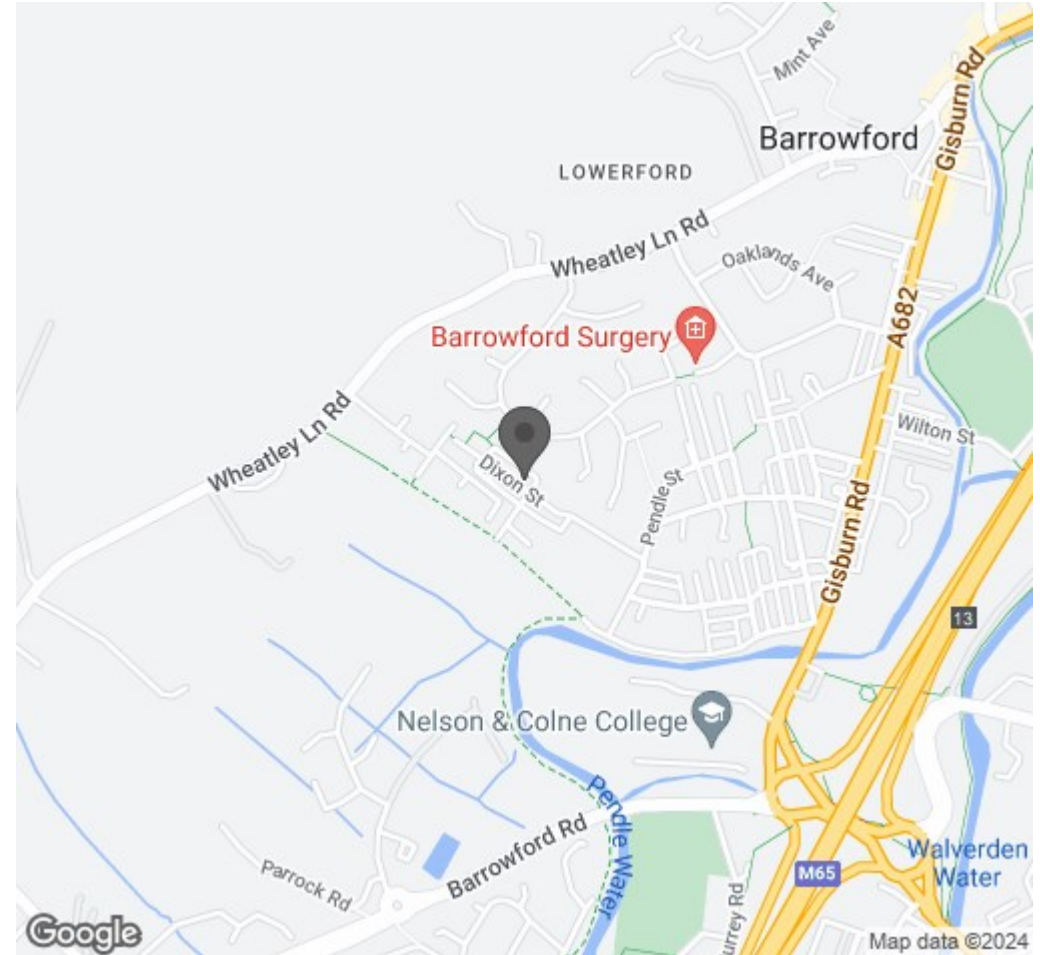
ESTATE AGENT
DARSHABEN

FARDELLA
RELL



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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