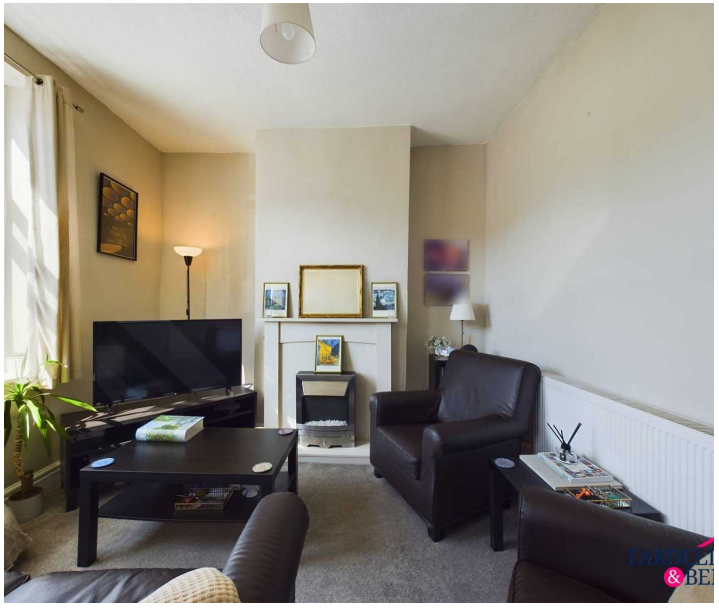
FARDELLA & BELL

18 Duckworth Street, Barrowford

Offers in Region of **£139,950**



18 Duckworth Street

Barrowford, Nelson

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid terraced property
- Sought after location
- Close to motorway links
- Leasehold 999 years
- Spacious rear yard
- Two bedrooms
- Double glazed windows
- Gas central heating

Lounge
13' 2" x 14' 1" (4.02m x 4.28m)
Electric fire with surround, TV point, ceiling light point, open balustrade staircase, fitted carpet,, uPVC double glazed window, uPVC front door and radiator.

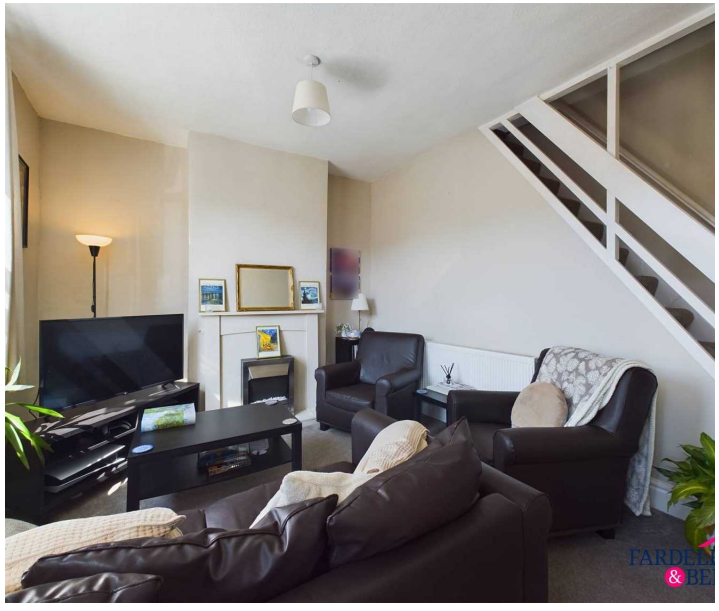
Kitchen
14' 2" x 13' 10" (4.33m x 4.22m)
A mix of wall and base units, ceiling light point, laminate flooring, has hob and electric oven, sink with chrome mixer tap, washing machine point, dryer point, fridge / freezer point, understairs storage, partially tiled walls, uPVC double glazed window, uPVC rear door and radiator.

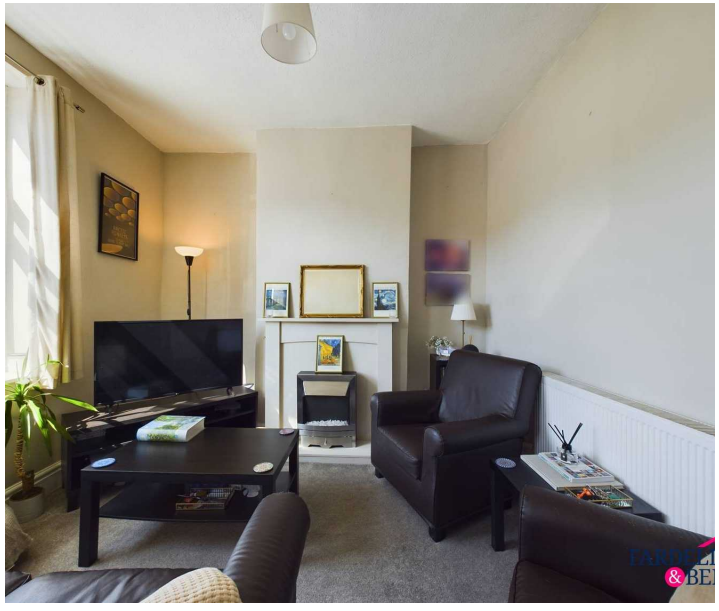
Landing
7' 3" x 6' 10" (2.21m x 2.08m)
Fitted carpet and ceiling light point.

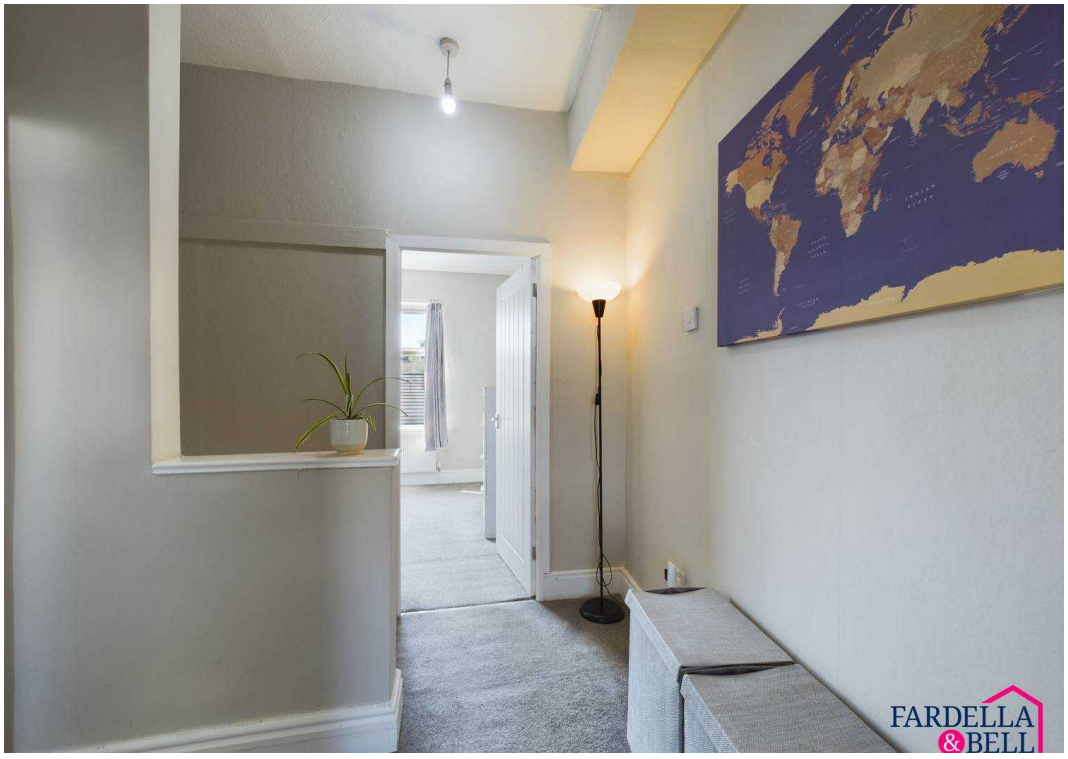
Bedroom one
14' 1" x 13' 2" (4.28m x 4.02m)
Ceiling light point, uPVC double glazed window, fitted carpet and radiator.

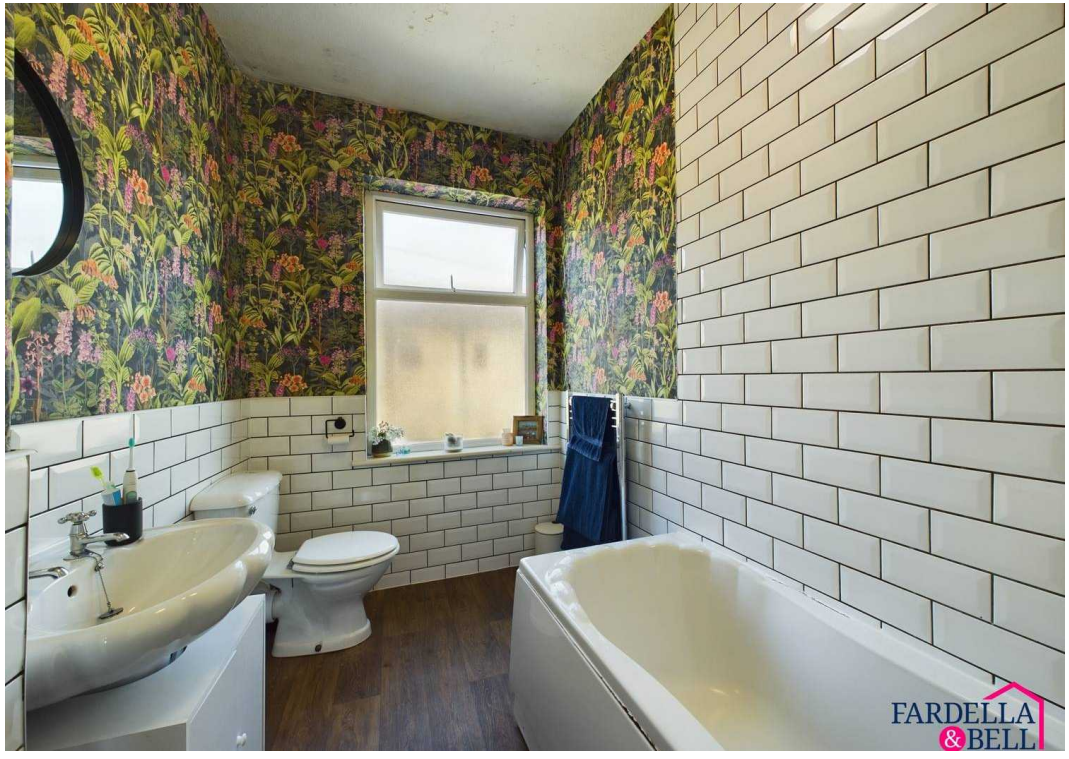
Bedroom two
14' 2" x 7' 7" (4.31m x 2.30m)
Fitted carpet, uPVC double glazed window, ceiling light point, radiator, storage cupboard and loft access point.

Bathroom
9' 4" x 6' 4" (2.84m x 1.93m)
Partially tiled walls, frosted uPVC double glazed window, WC, sink with vanity unit and chrome mixer taps, bath with fall mounted shower, ceiling light point and chrome heated towel rail.

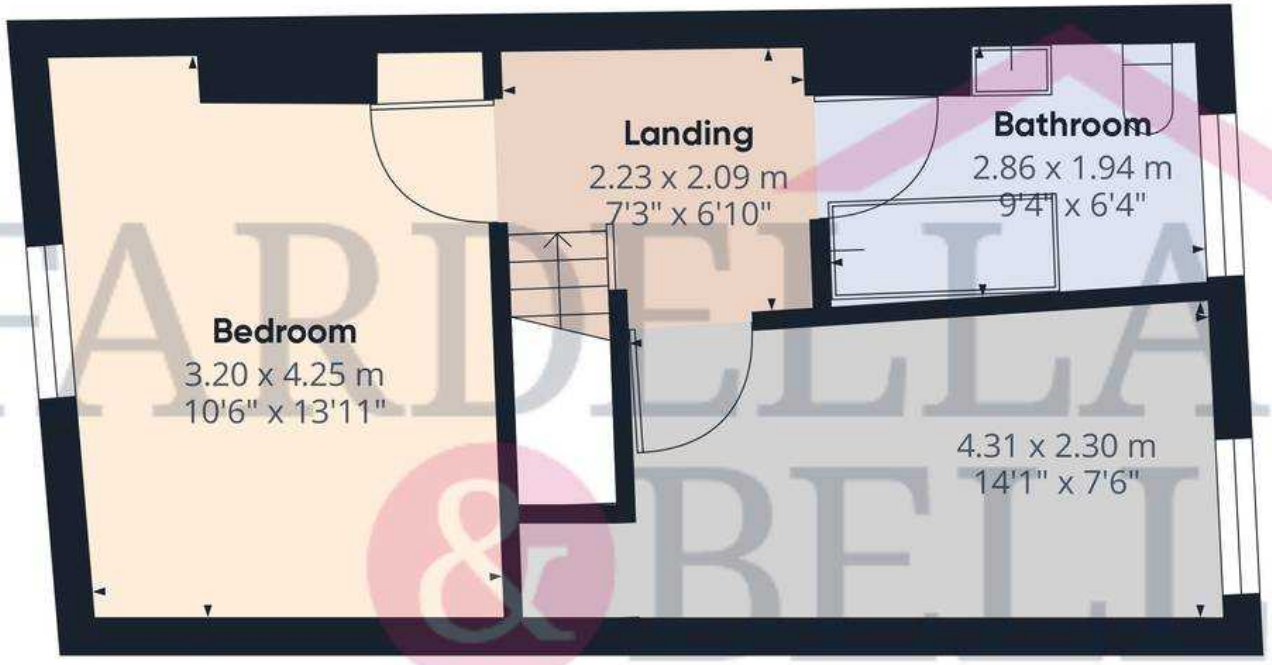








Floor 0



Floor 1

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Approximate total area(1)

67.91 m²

730.98 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

YARD

Spacious and private enclosed rear yard. Has secure rear gate and wall boundaries.

ON STREET

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