



FARDELLA
& BELL



7 Grove Street, Barrowford

In Excess of **£120,000**



7 Grove Street

Barrowford, Nelson

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two bedrooms
- Two receptions
- Investment opportunity in Barrowford
- Council tax band 'A'
- Leasehold 999 years
- Rear yard



Reception room one

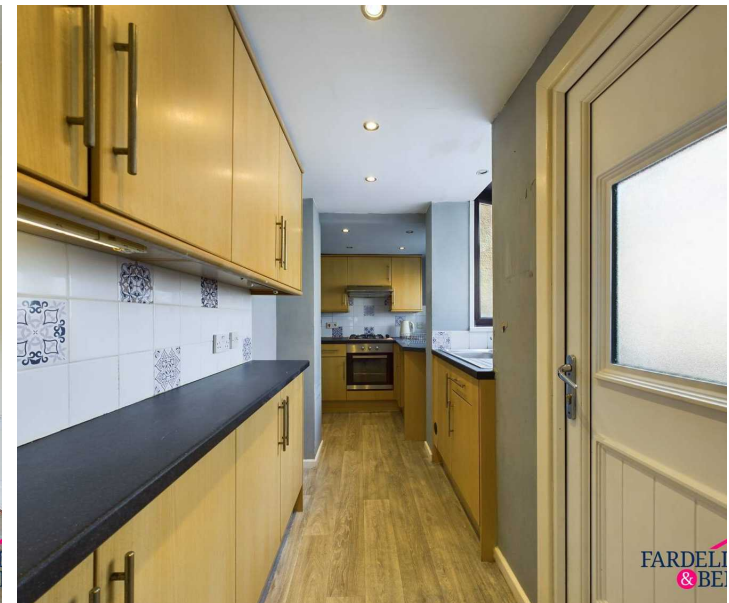
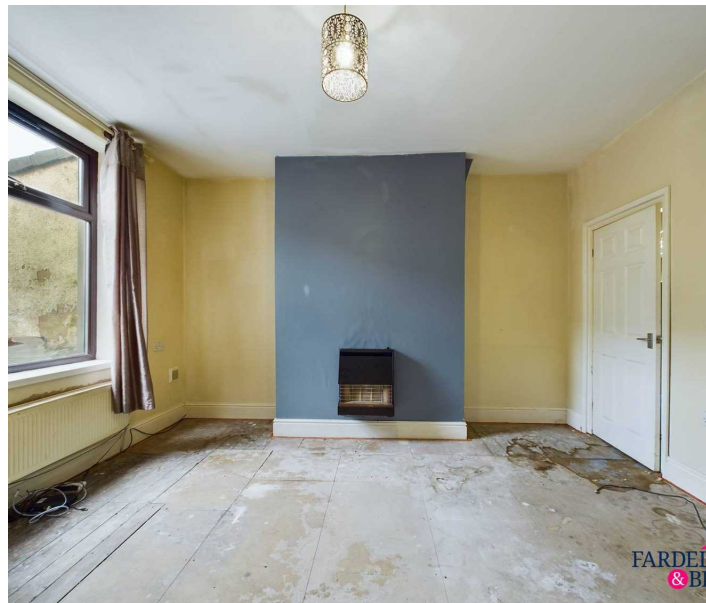
Reception room two

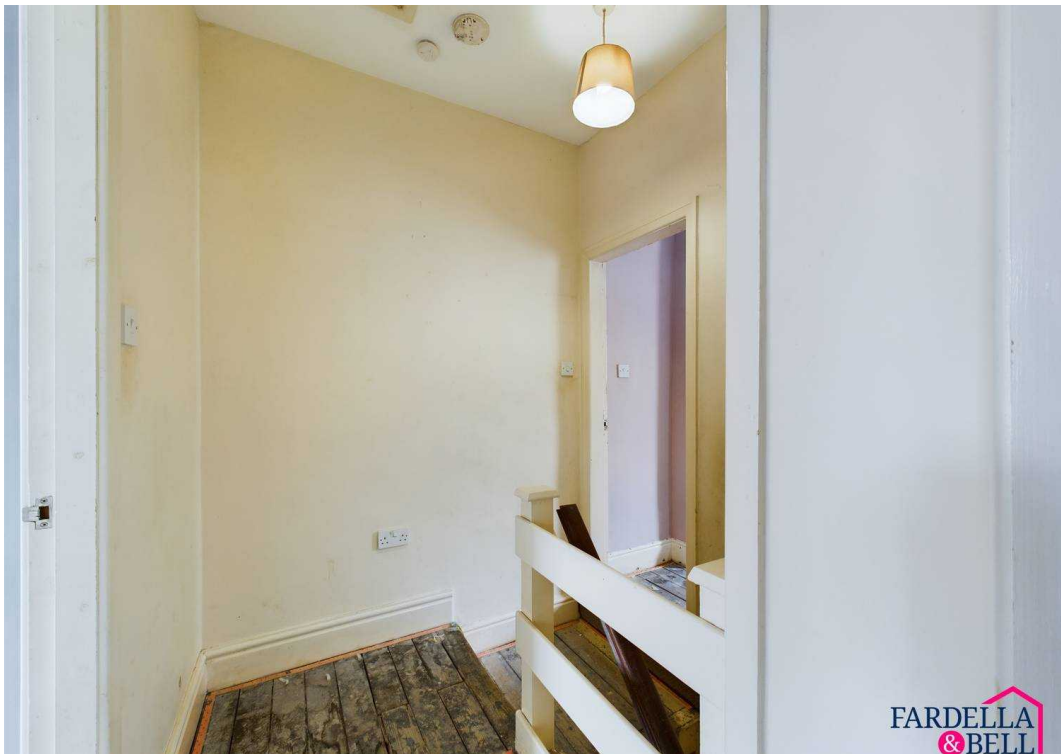
Kitchen

Bedroom one

Bedroom two

Bathroom

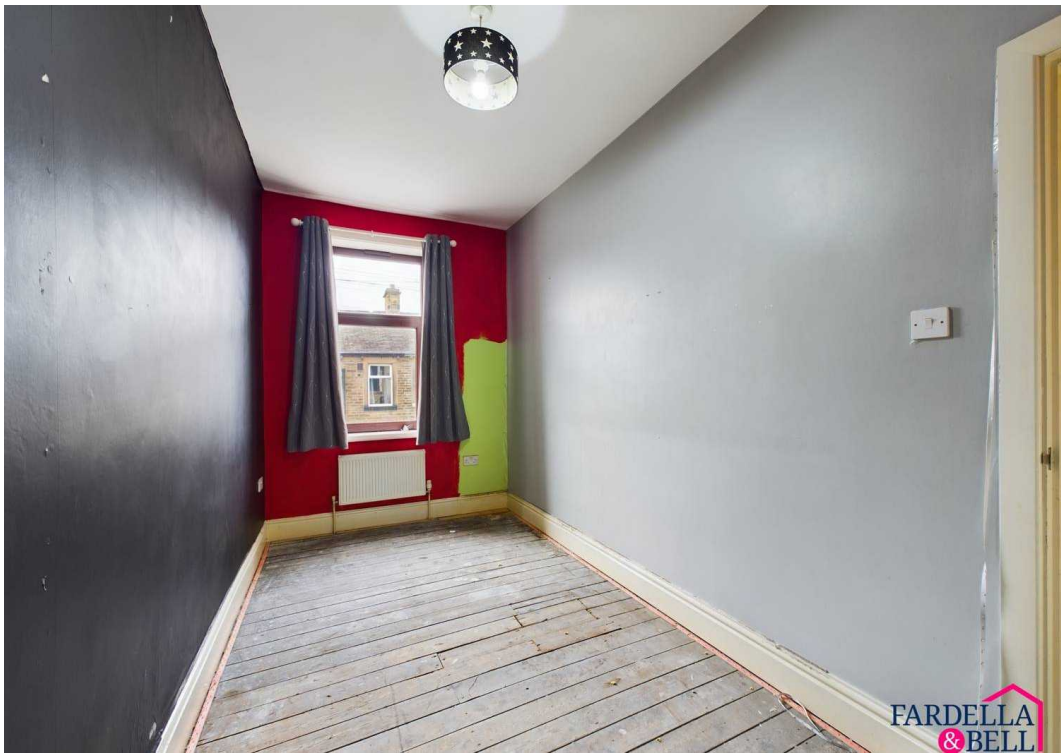




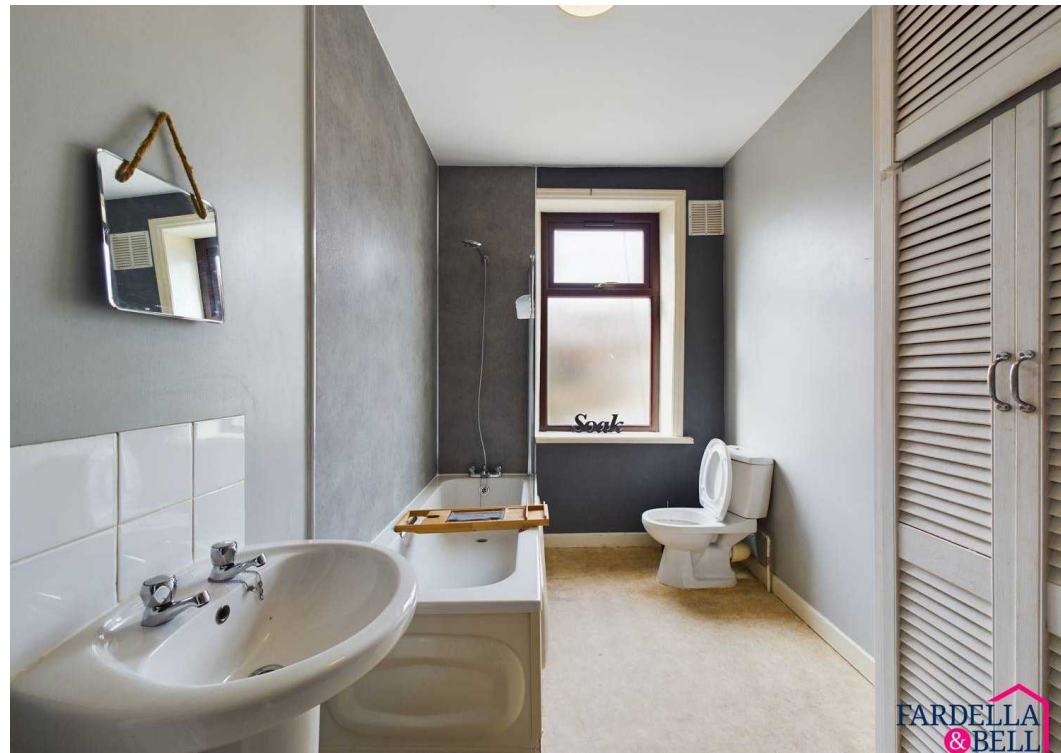
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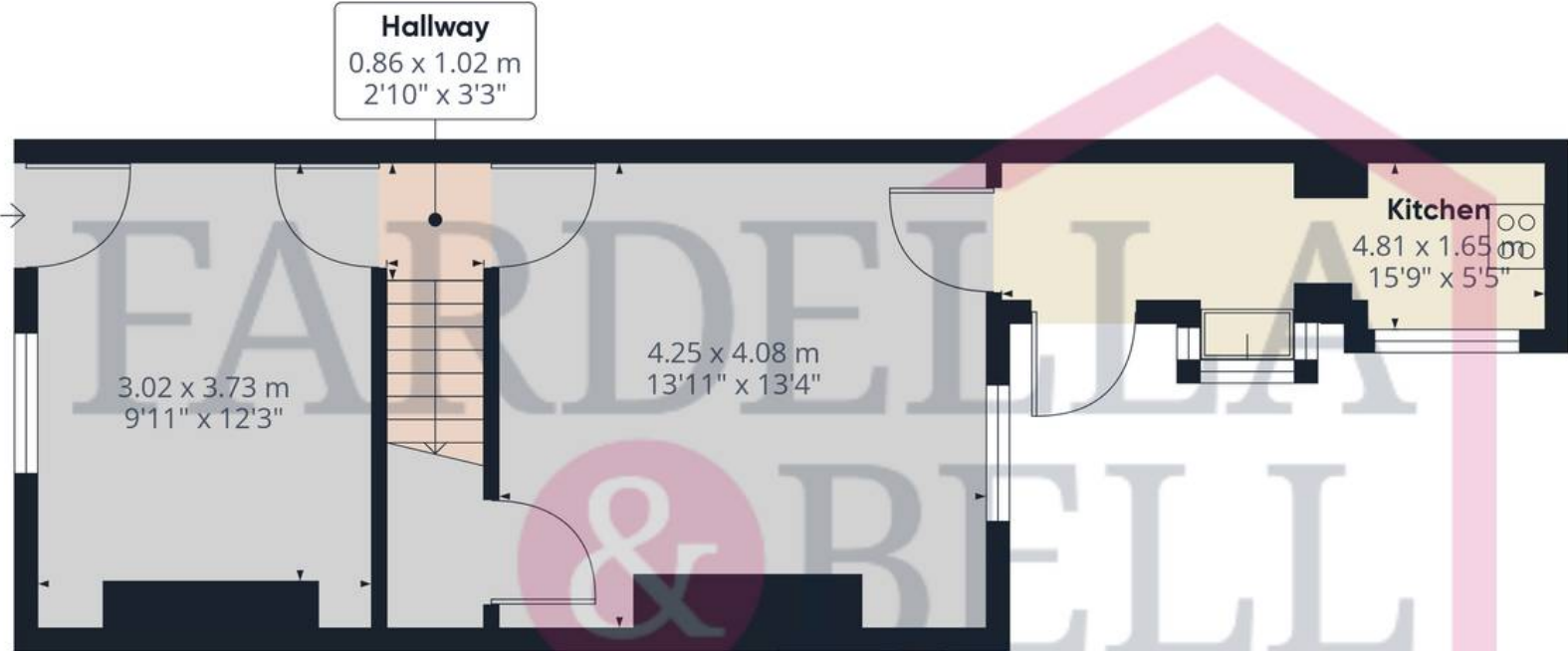
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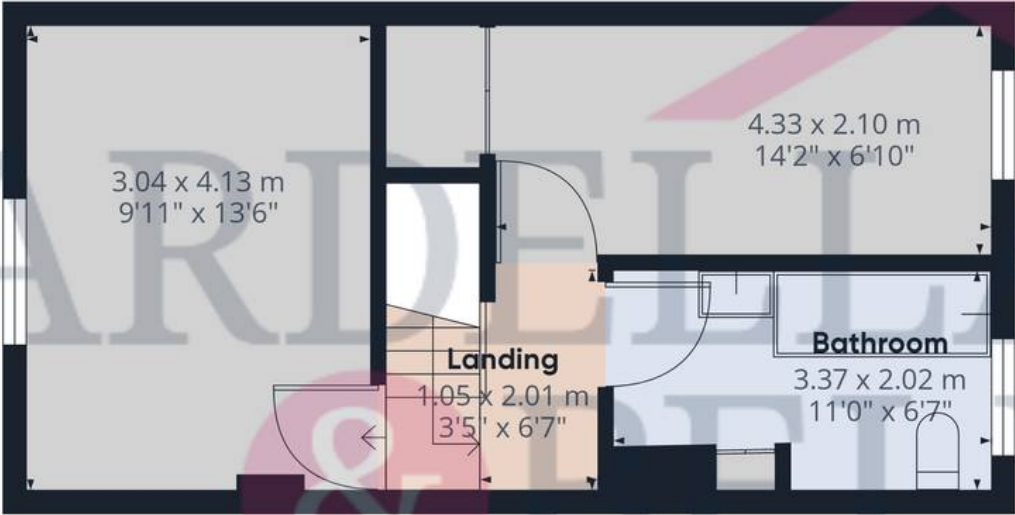
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Floor 0

Approximate total area⁽¹⁾

71.28 m²
767.25 ft²



Floor 1

(1) Excluding balconies and terraces

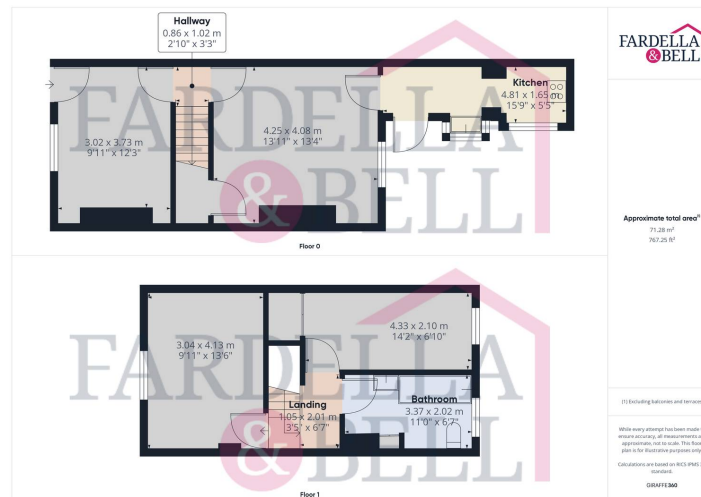
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



YARD

Rear yard with secure rear gate and wall boundaries.





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