





26 Park Avenue

Barrowford, Nelson

Charming 3-bed house with conservatory and utility room overlooking Victoria Park. Spacious garden, garage, shed, and decked area. Convenient location near amenities and motorway access. Perfect blend of comfort and convenience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three bedroom property
- Conservatory and utility room
- Bay fronted
- Overlooks the picturesque Victoria park
- Close to local amenities
- Close to motorway access
- Good sized rear garden



Lounge

Fitted carpet, uPVC double glazed bay window, electric fire with surround, ceiling light point with ceiling rose, ceiling coving and radiator.

Kitchen

Tiled flooring, partially tiled walls, ceiling coving, fridge / freezer point, built in oven and microwave, radiator, dishwasher point, sink with chrome mixer tap and drainer, gas hob with overhead extraction point, a mix of wall and base units and ceiling light point.

Conservatory

uPVC double glazed windows and door and tiled flooring.

Utility room

Washing machine point, push button WC, boiler, uPVC double glazed window and door, radiator and storage cupboard.

Hallway

Fitted carpet, decorative picture rail, ceiling light point and access to lounge and kitchen areas.

Bedroom one

Fitted carpet, fireplace, picture rail, radiator and ceiling light point with ceiling rose.

Bedroom two

Fitted carpet, picture rail, uPVC double glazed window and radiator.

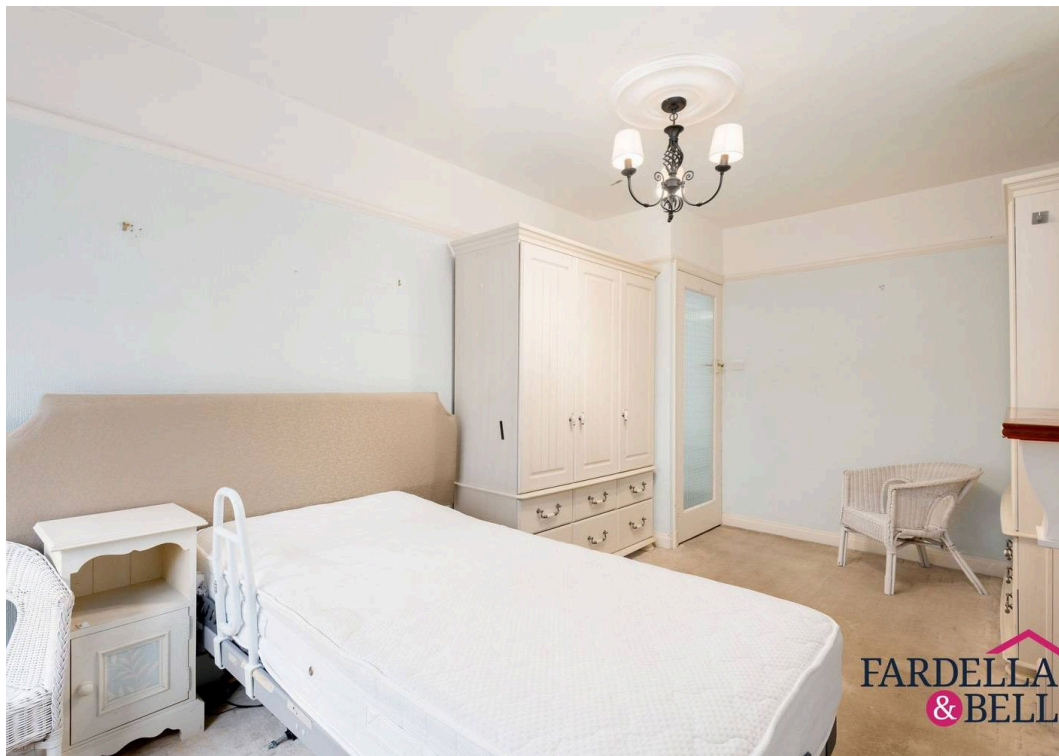
Bedroom three

Fitted carpet, frosted uPVC double glazed window, radiator and ceiling light point.

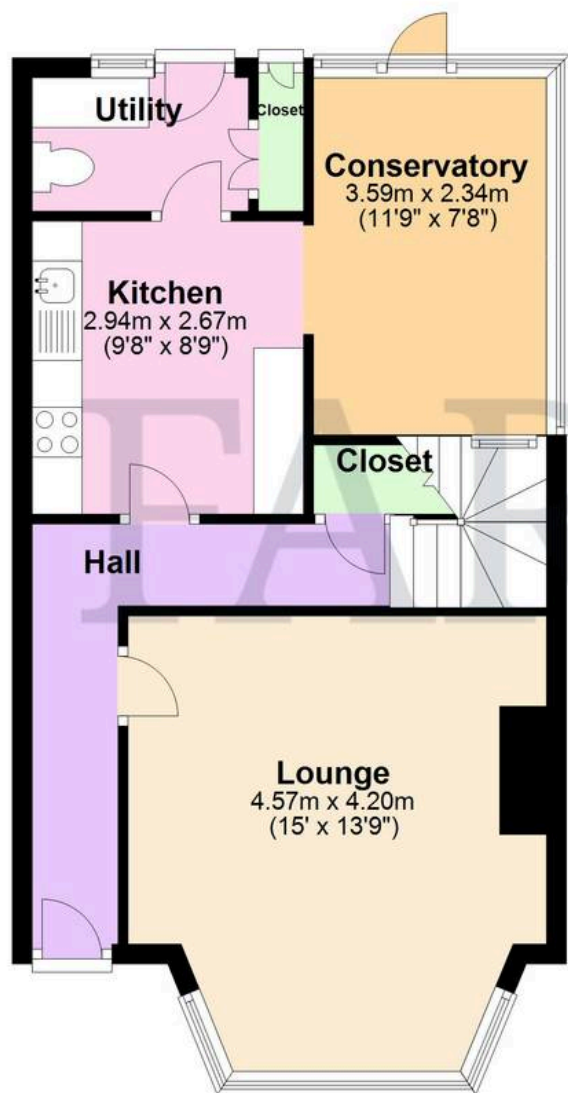
Bathroom

Tiled walls, laminate flooring, WC, pedestal sink with chrome taps, shower enclosure with electric shower, radiator and ceiling light point.

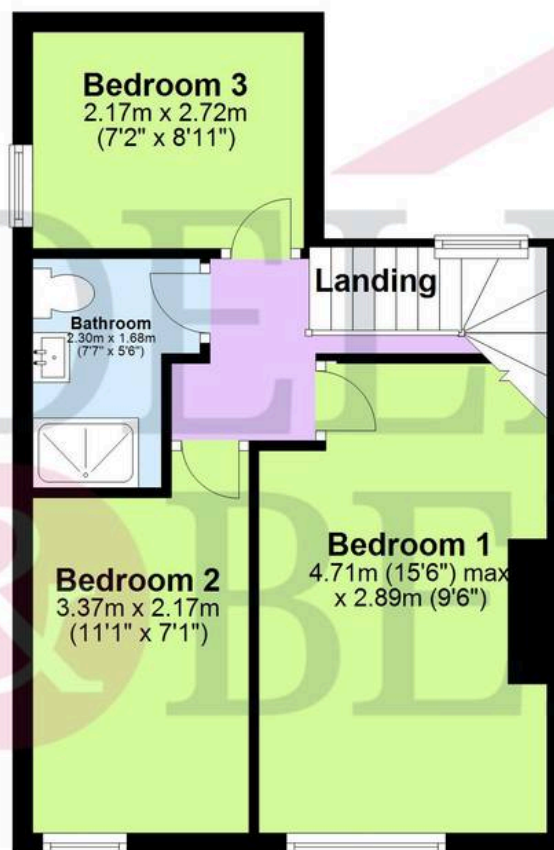




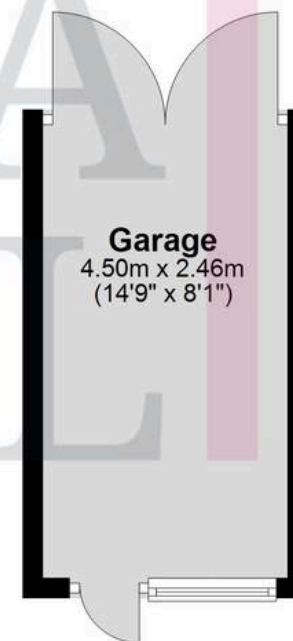
Ground Floor



First Floor



Outbuilding



Total area: approx. 84.3 sq. metres (907.1 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

Plan produced using PlanUp.

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REAR GARDEN

Accessed via either the utility room or conservatory room - Large decked area, pathway leading through to rear gate with grab rails, garage to the rear, shed for storage, stone chipped area and mature bushes and shrubs.

FRONT GARDEN

Front garden with stone chipped area, steps leading to the front door and walled boundaries.





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