





37 Higher Causeway

Barrowford, Nelson

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi Detached
- Barrowford Location
- Gas Central Heating
- uPVC Double Glazing
- Freehold
- Large Exterior Space

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Entrance Hallway

uPVC entrance door, light point and under stairs storage. Access to kitchen and living room.

Living Room

Fantastic size, uPVC doors leading out to the garden, wall mounted fire, radiator and laminate flooring.

Breakfast Kitchen

uPVC double glazed window and door to the garden, a mixture of wall and base units with laminate work surfaces, gas hob, overhead extractor point, electric oven, light point, utility points and laminate flooring.

Bedroom One

uPVC double glazed window radiator, light point and comfortable space as a double room

Bedroom Two

uPVC double glazed window radiator, light point and comfortable space as a double room

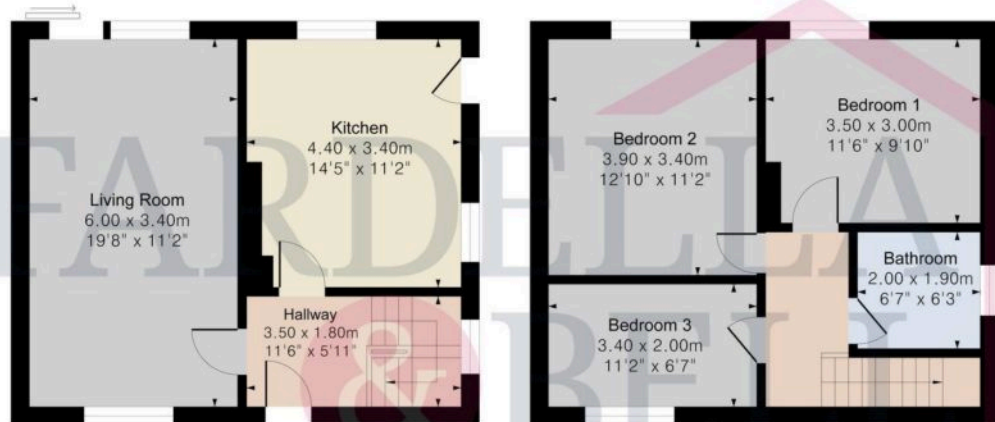
Bedroom Three

uPVC double glazed window, radiator and light point.

Bathroom

uPVC double glazed frosted window, panelled bath, pedestal sink with chrome taps, wc, partially tiled walls, extractor point, shower point and lighting.






Ground Floor

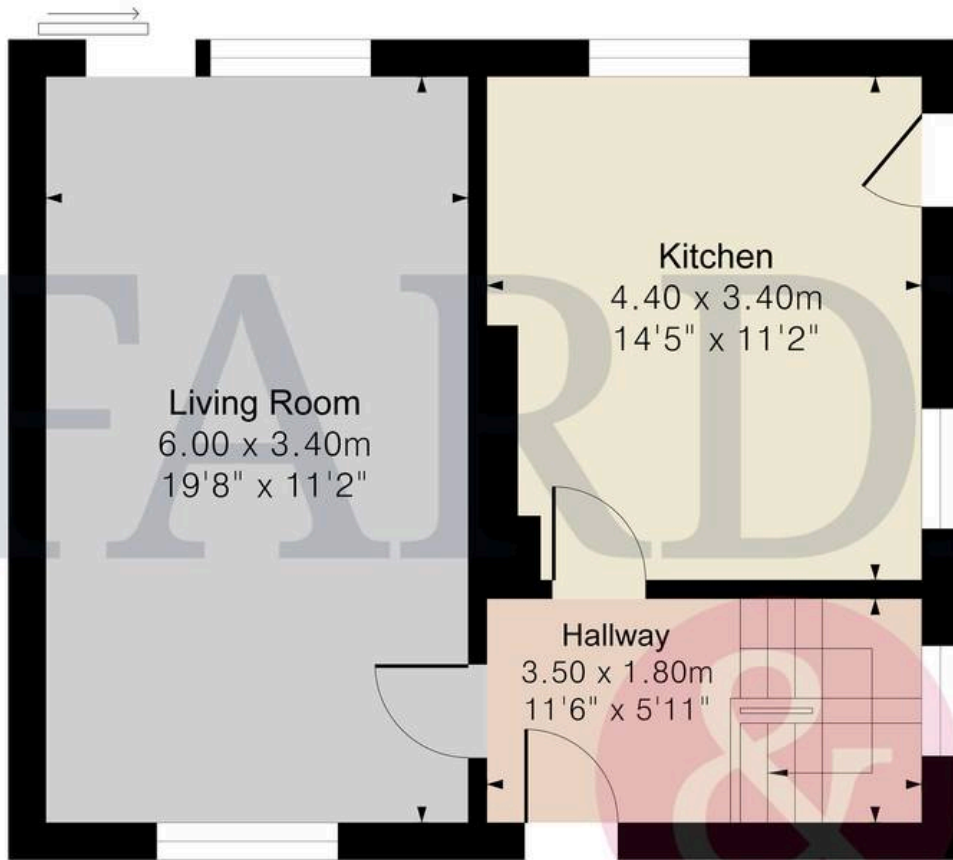
First Floor

Approximate Gross Internal Area = 84.60 sq m / 910.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale

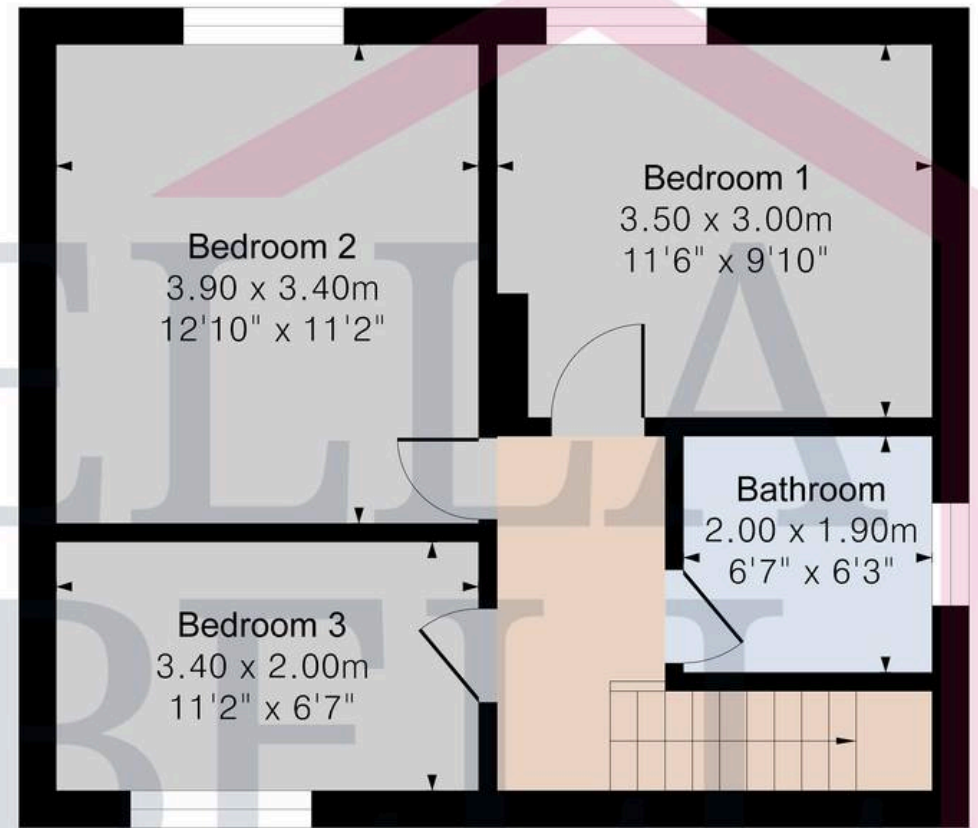
Energy Efficiency Rating

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





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