



## 25 May Street

Barrowford, Nelson

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Modern kitchen with island and integrated appliances
- Open plan kitchen living area
- Wood burning stove
- Spacious private garden with patio
- Contemporary bathroom with walk-in shower
- Heated towel rail
- Off-road parking
- Converted loft space with built-in storage
- Charming stone facade



## Kitchen

This stunning kitchen combines contemporary design with practical functionality, featuring sleek cabinetry and ample worktop space. The layout includes a central island that serves as a stylish focal point, complemented by modern pendant lighting. High-quality finishes, including a tiled splashback and integrated extractor, add a touch of sophistication. Large UPVC windows allow natural light to flood the space, while the open-plan design creates a seamless flow into the dining area, making it perfect for both everyday living and entertaining. The room is completed with radiator and elegant wood-effect flooring, enhancing the warm and inviting atmosphere.

## Living Room

This beautifully presented living room offers a bright and inviting space, enhanced by a large UPVC front-facing window that floods the room with natural light. The neutral décor is complemented by a feature wall with contemporary wood panelling, creating a stylish focal point. Built-in shelving, cabinetry and a radiator provide both functionality and charm, while the elegant coving adds a touch of sophistication. The room is finished with a soft, neutral carpet, making it a warm and welcoming area ideal for relaxation or entertaining.

## Bedroom 1

This generously sized bedroom offers a bright and airy feel, enhanced by a large UPVC window that allows plenty of natural light to flow through. The room is tastefully decorated with a feature wall showcasing an elegant floral design and panelling, adding a touch of character and charm. Neutral tones create a calm and relaxing atmosphere, while the space easily accommodates a variety of layouts. Finished with quality flooring, radiator and a central ceiling light, this room provides a perfect retreat for rest and relaxation.

## Bedroom 2

This well-proportioned bedroom is beautifully presented with a modern design and a feature wall adorned with a stylish botanical print. A large UPVC window allows natural light to brighten the space, while recessed ceiling spotlights provide a sleek, contemporary finish. The neutral colour palette creates a calm and inviting atmosphere.



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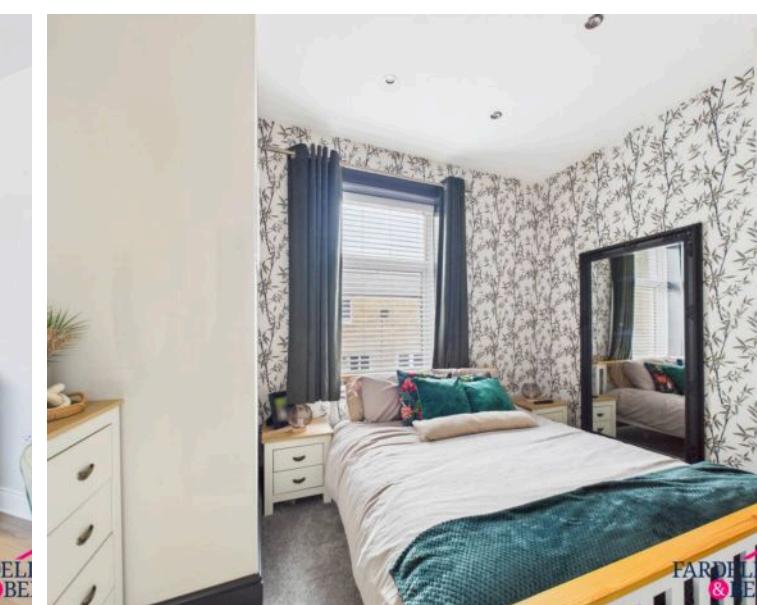
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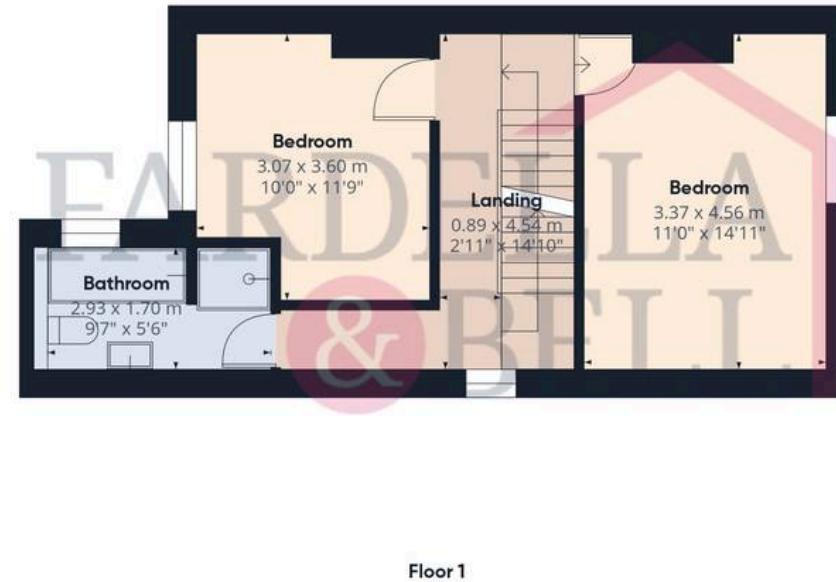
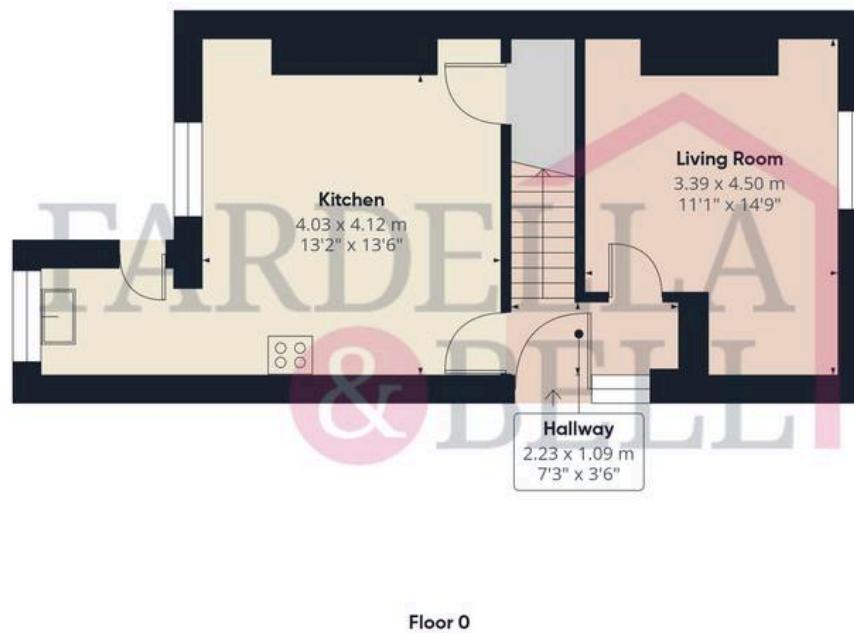
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**Floor 2**

Approximate total area<sup>(1)</sup>

94.7 m<sup>2</sup>  
1019 ft<sup>2</sup>

Reduced headroom

9.9 m<sup>2</sup>  
106 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Fardella & Bell Estate Agents

143 Burnley Road, Padiham - BB12 8BA

01282 968 668 • [info@fbestateagents.co.uk](mailto:info@fbestateagents.co.uk) • [fbestateagents.co.uk/](http://fbestateagents.co.uk/)

