



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Victoria Road, Barnoldswick, BB18 6BE

Offers Over £120,000

A FANTASTIC TWO BEDROOM MID TERRACED PROPERTY

Situated within a highly sought-after area of Barnoldswick stands this deceptively spacious, well maintained two-bedroom mid terraced property. With two double bedrooms, neutral décor, spacious rooms throughout, modern fixtures and fittings, two reception rooms and wash house to the rear, this property is the perfect rental investment or first-time home! Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Skipton, Burnley, Clitheroe and major motorway links. The property is a fantastic opportunity not to be missed!

The property comprises briefly; a welcoming entrance hallway guides you through to two spacious reception rooms and staircase to the first floor. The second reception room guides you through to a modern kitchen. The first floor comprises of doors on to two double bedrooms and a three-piece bathroom suite. Externally there is an easily maintainable enclosed yard to the rear with WC and wash house.

For further information or to arrange a viewing please contact our Pendle office at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	52	74
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Spacious Mid Terrace Property
- Contemporary Fitted Kicthen
- Short Walk into the Heart of Barnoldswick
- Two Double Bedrooms
- Well Presented Throughout
- Close Proximity to Commuter Links
- Three Piece Bathroom Suite
- Enclosed Yard with Outhouse
- A Must View Property

Ground Floor

Hallway

17 x 3'4 (5.18m x 1.02m)
UPVC door to hallway, central heating radiator, doors to two reception rooms and stairs to first floor.

Reception Room One

12'1 x 11'10 (3.68m x 3.61m)
UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround and television point.

Reception Room Two

15'3 x 12'9 (4.65m x 3.89m)
UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, television point, wood effect flooring and door to kitchen.

Kitchen

9'10 x 8'6 (3.00m x 2.59m)
UPVC double glazed frosted window, central heating radiator, range of wood effect wall and base units, granite effect surfaces, tile splash back, stainless steel sink and drainer with high spout mixer tap, integrated electric double oven, five ring gas hob, extractor hood, space for fridge freezer, spotlights, under stair storage, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

17 x 6'6 (5.18m x 1.98m)
UPVC double glazed window, central heating radiator, loft access and doors to two bedrooms and bathroom.

Bedroom One

13'10 x 10'4 (4.22m x 3.15m)
UPVC double glazed window, central heating radiator and television point.

Bedroom Two

13'5 x 8'10 (4.09m x 2.69m)
UPVC double glazed window and central heating radiator.

Bathroom

10'4 x 6'6 (3.15m x 2.02m)
UPVC double glazed frosted window, chrome heated towel rail, three piece suite, "L" shaped panelled bath with direct feed shower over, pedestal wash basin with mixer tap, dual flush WC, full tile elevations, boiler, spot lights and vinyl effect flooring.

External

Rear

Enclosed yard with laundry outhouse.

Front

Enclosed garden to front.



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