





Hilton &  
Horsfall



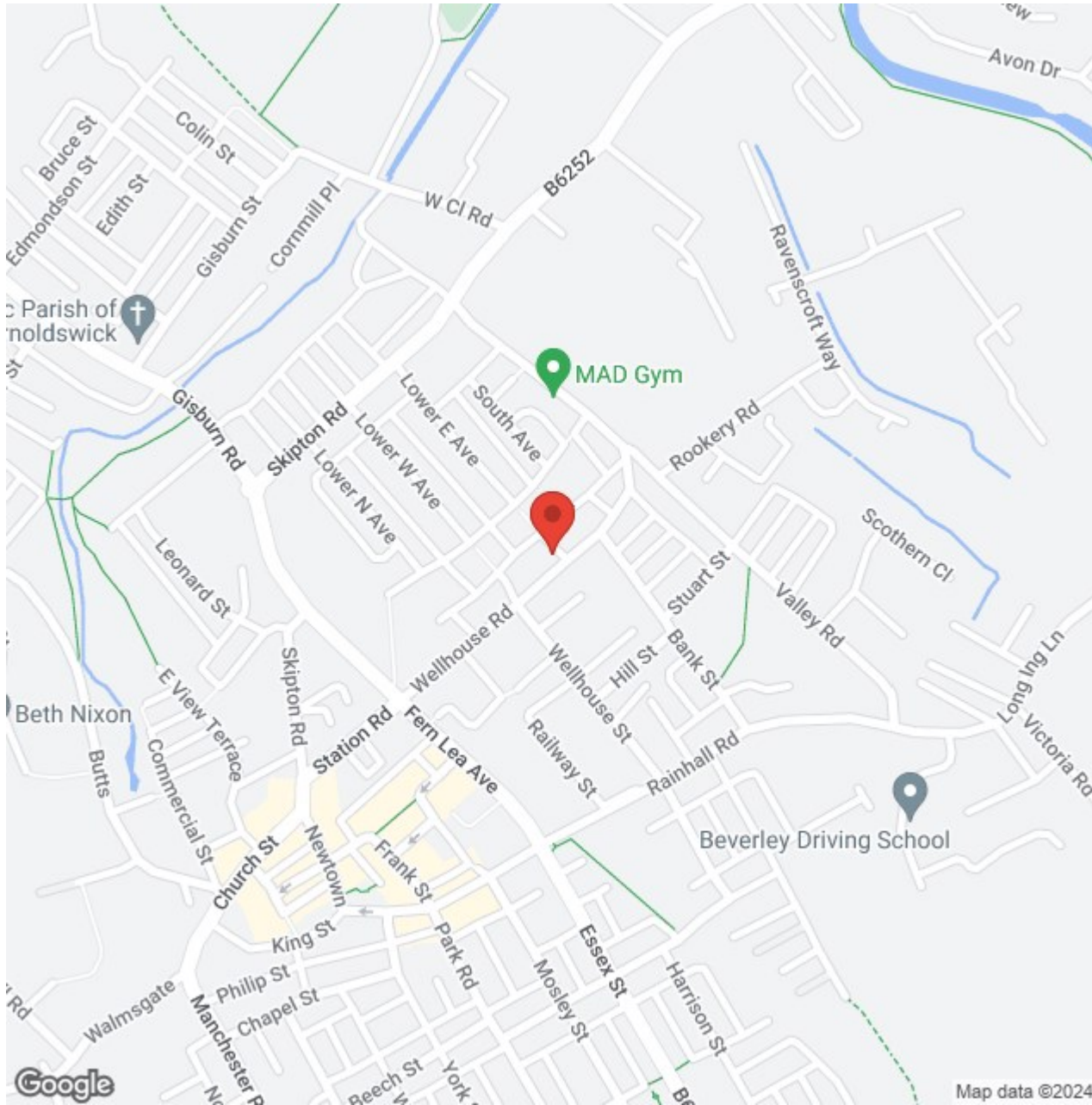
BB18 6DD

## Wellhouse Road, Barnoldswick Offers Over £220,000

A brilliant opportunity to acquire this THREE bedroomed end of terraced dwelling which has had the full gable end repointed, located in a highly sought after area of Barnoldswick. Situated conveniently close by to local amenities, transport links and good schools. This property has been maintained to a high standard throughout. Affording many noteworthy features and briefly comprising of: an entrance hallway, family sized living room, dining room, breakfast kitchen, useful utility room, cellar which is ideal for storage purposes, three well proportioned bedrooms, stunning four piece bathroom suite, with the added benefit of an attic room. Externally to the front elevation you will find an enclosed flagged forecourt and to the rear elevation is well kept yard with a bin storage area and access to the garage. Early viewing is highly advised to avoid disappointment. Council Tax Band A. FREEHOLD.











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## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### VESTIBULE

#### ENTRANCE HALL

An entrance hallway leading through to:

#### LIVING ROOM 15'10" x 12'3" (4.840m x 3.742m )

A family sized living room with ceiling coving, dado rail, space for settees, wall feature fireplace with log burning stove set within, television point, 1x central heating radiator, wood frame door with glass panel leading out to the hallway, wood frame french doors with glass panel leading to the dining room and a large uPVC bay fronted window.

#### DINING ROOM 14'8" 13'7" (4.475m 4.164m )

Having Karndean flooring, space for table and chairs, wall feature fireplace with log burning stove within, 4x doors to storage cupboard, dado rail, 1x central heating radiator and 2x uPVC windows to the side and rear elevation.

#### BREAKFAST KITCHEN 14'6" x 7'10" (4.425m x 2.394m )

Offering a range of fitted wall and base units with contrasting work surfaces over, part tiled splash back, original stone flagged floor, inset sink with chrome mixer tap, integrated 60/40 fridge freezer, dishwasher, wall mounted modern anthracite radiator, Rangemaster cooker with extractor hood above, recessed LEFD spotlights, door to cellar, part frosted uPVC double glazed window to the rear elevation, open to the dining room and door leading out to the rear yard.

#### UTILITY ROOM 6'10" x 6'4" (2.088m x 1.943m )

A useful utility room with wood effect flooring, wall mounted modern radiator, part tiled walls, sink in vanity unit, plumbing for a washing machine, space for a tumble dryer, push button w.c., wood sliding door and frosted uPVC window to the rear elevation.

#### LOWER GROUND

On the lower ground floor you will find:

#### CELLAR 7'10" x 11'8" (2.408m x 3.574m )

Having concrete flooring and full electrics being ideal for storage purposes.

#### FIRST FLOOR / LANDING

On the first floor / landing you will find

#### BEDROOM ONE 14'8" x 10'6" (4.474m x 3.217m )

A bedroom of double proportions having fitted wardrobes, dado rail, 1x central heating radiator and uPVC window to the rear elevation

#### BEDROOM TWO 12'4" x 8'11" (3.780m x 2.731m )

Another bedroom of double proportions having wood flooring, space for wardrobes and drawers, dado rail, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BEDROOM THREE / OFFICE ROOM 13'1" x 7'0" (4.002m x 2.147m)

A well proportioned room currently utilised as an office room with wood flooring, space for desk and chairs, dado rail, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BATHROOM

A stunning spacious four piece family bathroom suite comprising of: freestanding roll top bath with chrome mixer tap, sink in vanity unit, low level w.c, walk in shower cubicle with rainfall shower head, part tiled walls, heated chrome towel rack, recessed LED spotlights, Monsoon air extraction fan and sliding wood door.

#### SECOND FLOOR

On the second floor / landing you will find:

#### ATTIC ROOM 14'6" x 14'9" (4.443m x 4.502m)

A room of double proportions with storage into the eaves,

space for wardrobes and drawers, exposed wood ceiling beams, 1x central heating radiator, recessed LED spotlights and 2x velux windows to the rear elevation.

#### EXTERNALLY

Externally to the front elevation there is an enclosed flagged forecourt, and to the rear elevation there is a well kept yard with a bin storage area and door leading through to the garage.

#### GARAGE 16'7" x 11'7" (5.079m x 3.547m )

A single garage having an electric up n over style door, full lighting. Ideal for storage and off road parking purposes.

#### PUBLISHING

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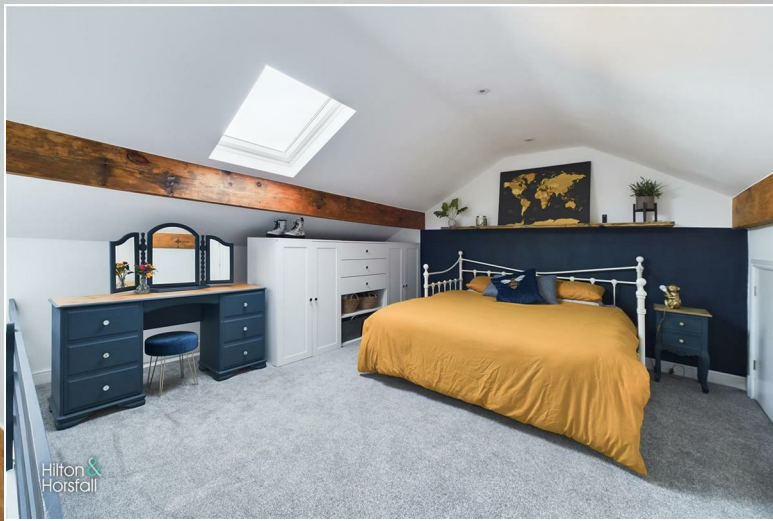


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## OUTSIDE

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