





Hilton &  
Horsfall

BB18 6ED

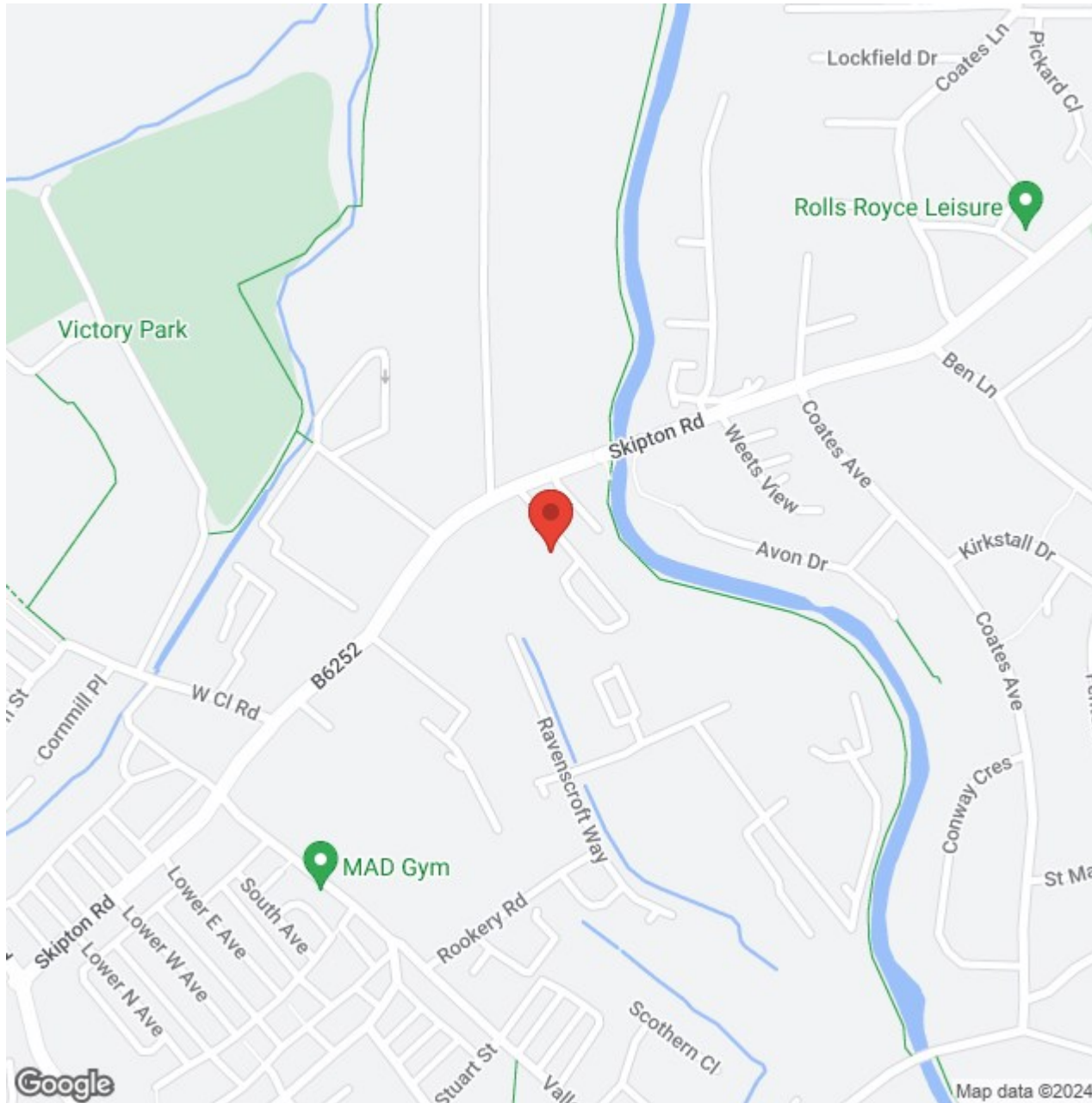
## Roundell Terrace, Barnoldswick Offers In The Region Of £174,950

- FAMILY HOME • SOUGHT AFTER AREA • SCHOOL CLOSE BY • THREE DOUBLE BEDROOMS • LOCAL AMENITIES CLOSE BY • EN-SUITE • MODERN • DONWSTAIRS W.C

An amazing opportunity to acquire this modern three bed roomed mid terraced property located in the highly sought after town of Barnoldswick, only a short walk from local pubs and eateries Having local amenities and transport links close by and only being a short drive away from the M65 motorway providing easy access through to neighbouring towns / cities such as: Burnley, Blackburn and Preston. Affording many noteworthy features and briefly comprising of: an entrance hallway, open plan living / dining room, a modern fitted kitchen and ground floor w.c. To the first floor are two well proportioned bedrooms and a modern three piece bathroom suite. To the second floor is a good sized third bedroom with a three piece en-suite. Externally to the front elevation you will find a well kept forecourt laid with flags and to the rear elevation there is a yard also laid with flags. Early viewings are advised to avoid disappointment.

Freehold. Council Tax Band 'A'.







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## Lancashire

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### ENTRANCE

With a uPVC composite door leading to:

### HALLWAY

A welcoming entrance hallway with 1x radiator and wall lights.

### LIVING ROOM / DINING ROOM 23'7" x 14'4" (7.19 x 4.37)

A large open plan room with the living space boasting an electric fire recessed in a feature fireplace, television point, 1x radiator, coving and a uPVC double glazed window to the front elevation. The dining space has ample room for a large dining table also having a multi fuel stove set within a tiled fire place, coving, wall lights, 1x radiator built in storage cupboards, under stairs storage and a uPVC double glazed window to the rear elevation.

### KITCHEN 16'9" x 6'8" (5.12 x 2.05)

A modern fitted kitchen with a range of wall and base units and contrasting work tops over with built in appliances such as a dishwasher, double oven and a four ring gas hob. The kitchen also boasts a sink with a flexi mixer tap in chrome, 1x radiator, tiled flooring, LED spotlights, uPVC frosted double glazed window to the side elevation and uPVC double glazed door leading to the sun room.

### GROUND FLOOR W.C 3'7" x 6'9" (1.10 x 2.07)

A two piece suite which is also used as a utility room with a push

button w.c, wall hung sink with chrome mixer tap, heated towel rail, plumbing for a washing machine and a uPVC frosted double glazed window to the side elevation.

### SUN ROOM 6'9" x 7'3" (2.08 x 2.21)

A bright and airy room with wood effect flooring, built in storage cupboard and a uPVC double glazed door leading to the rear yard.

### LANDING

An open landing with LED spotlights and 1x radiator.

### BEDROOM ONE 11'0" x 11'1" (3.36 x 3.38 )

A spacious double bedroom with fitted wardrobes, wood effect flooring, 1x radiator and a uPVC double glazed window to the front elevation.

### BEDROOM TWO 10'2" x 9'5" (3.11 x 2.88)

Another bedroom of double proportion with fitted wardrobes, 1x radiator, wood effect flooring and a uPVC double glazed window to the rear elevation.

### BATHROOM 6'7" x 5'7" (2.03 x 1.71)

A modern three piece suite with a panelled bath and rainfall shower over, hand held hose, push button w.c, vanity sink with chrome mixer tap, vanity cupboard, built in storage cupboard, 1x radiator, fully tiled walls and a uPVC frosted double glazed window to the side elevation.

### BEDROOM THREE 17'1" x 10'0" (5.22 x 3.06)

A good sized double bedroom with fitted wardrobes, 1x skylight, 1x radiator, large eaves storage and a uPVC double glazed window to the rear elevation.

### EN SUITE 5'8" x 5'2" (1.74 x 1.59)

A modern three piece suite with a shower cubical, push button w.c, pedestal sink with glass basin and chrome mixer tap, tiled flooring, fully tiled walls, spotlights and an extractor fan.

### EXTERNALLY

Externally to the front elevation you will find a well kept forecourt laid with flags and to the rear elevation there is a yard also laid with flags. Perfect for the spring and summer months.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/roundell-terrace>

### PUBLISHING

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### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



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## OUTSIDE

Externally to the front elevation you will find a well kept forecourt laid with flags and to the rear elevation there is a yard also laid with flags. Perfect for the spring and summer months.



Ground Floor



Floor 1



Floor 2

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

1038.66 ft<sup>2</sup>

96.49 m<sup>2</sup>

Reduced headroom

21.48 ft<sup>2</sup>

2 m<sup>2</sup>

(1) Excluding balconies and terraces.

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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# Hilton & Horsfall

75 Burn Road  
Buryowford  
Lancashire  
BB7 2DP

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
t. 01282 560024

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
t. 01200 435667