



Hilton &
Horsfall

BB18 6DE

North Avenue, Barnoldswick Offers In The Region Of £189,950

- FOUR BEDROOMS • SOUGHT AFTER AREA • MODERN • TWO RECEPTION ROOMS • GROUND FLOOR W.C • OPEN PLAN

An amazing opportunity to acquire this modern FOUR bedroomed 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 vestibule, entrance hallway, open plan living and dining room, ground floor w.c and a modern fitted kitchen. To the first floor are three well proportioned bedrooms and a modern four piece bathroom suite. To the second floor is the fourth bedroom / attic room. Externally to the front elevation you will find a well kept enclosed forecourt and to the rear elevation there is a yard laid with flags and a secure storage shed. Early viewings are advised to avoid disappointment.

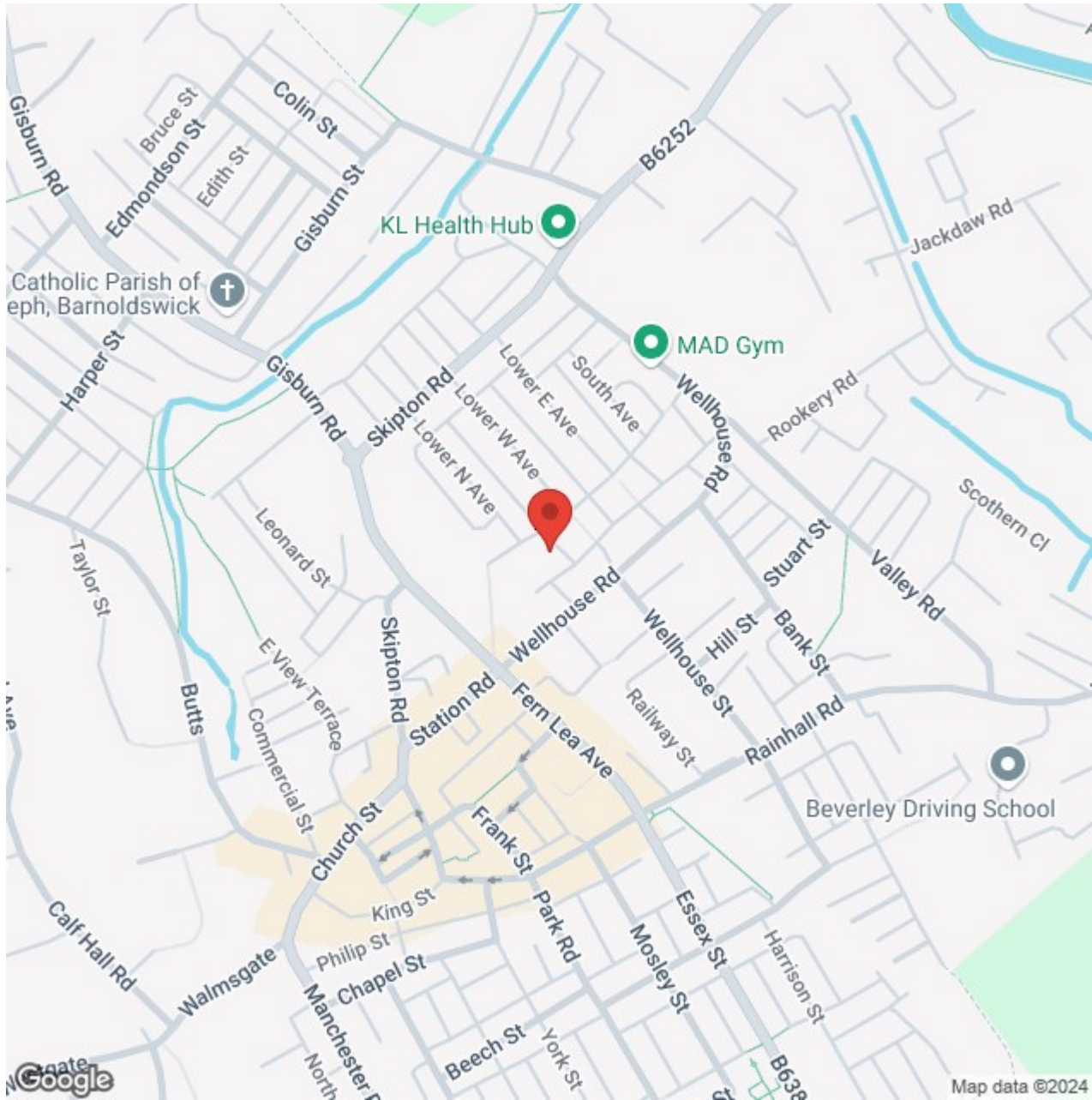
Freehold. Council Tax Band 'A'.

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Lancashire

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ENTRANCE

With a uPVC double glazed door leading to:

ENTRANCE VESTIBULE

With wood effect flooring.

HALLWAY

A welcoming entrance hallway with 1x radiator and wood effect flooring.

OPEN PLAN LIVING / DINING ROOM 27'5" x 13'5" (8.357 x 4.109)

A large open plan room with ample space for home furniture, television point, LED spotlights, 2x radiators, wood effect flooring and a uPVC double glazed window to the front elevation.

GROUND FLOOR W.C 2'9" x 6'3" (0.842 x 1.910)

A modern two piece suite with a pedestal sink with chrome mixer tap, push button w.c, 1x radiator, extractor fan and wood effect flooring.

KITCHEN 15'8" x 10'11" (4.780 x 3.330)

A modern fitted kitchen with a range of wall and base units, having built in appliances such as a five ring gas hob with extractor hood over, fridge freezer, dishwasher and a washing machine. The kitchen also boasts an inset sink with hot and cold tap, breakfast bar, LED spotlights, wood effect flooring, skylight and uPVC double glazed french doors leading to the rear yard.

LANDING

An open landing with 1x radiator, built in storage cupboard and a skylight.

BEDROOM ONE 14'4" x 13'1" (4.376 x 3.999)

A bedroom of double proportion with ample space for bedroom furniture, 1x radiator and a uPVC double glazed window to the rear elevation.

BEDROOM TWO 12'8" x 9'1" (3.881 x 2.773)

Another bedroom of double proportion with 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM THREE 9'8" x 7'0" (2.971 x 2.151)

A good sized single bedroom with 1x radiator and a uPVC double glazed window to the front elevation.

ATTIC ROOM / BEDROOM FOUR 14'9" x 12'2" (4.520 x 3.719)

A large double bedroom with 1x radiator, eaves storage and a skylight.

BATHROOM 10'2" x 6'7" (3.110 x 2.026)

A modern four piece suite with a tiled bath, walk in shower, pedestal sink with chrome mixer tap, tiled flooring, fully tiled walls, LED spotlights and a uPVC frosted double glazed window.

STORAGE SHED 11'9" x 7'0" (3.597 x 2.151)

A secure storage shed with power and lighting and houses the combi boiler.

EXTERNALLY

Externally to the front elevation you will find a well kept enclosed forecourt and to the rear elevation there is a yard laid with flags and a secure storage shed.

PUBLISHING

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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

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