



Hilton &
Horsfall

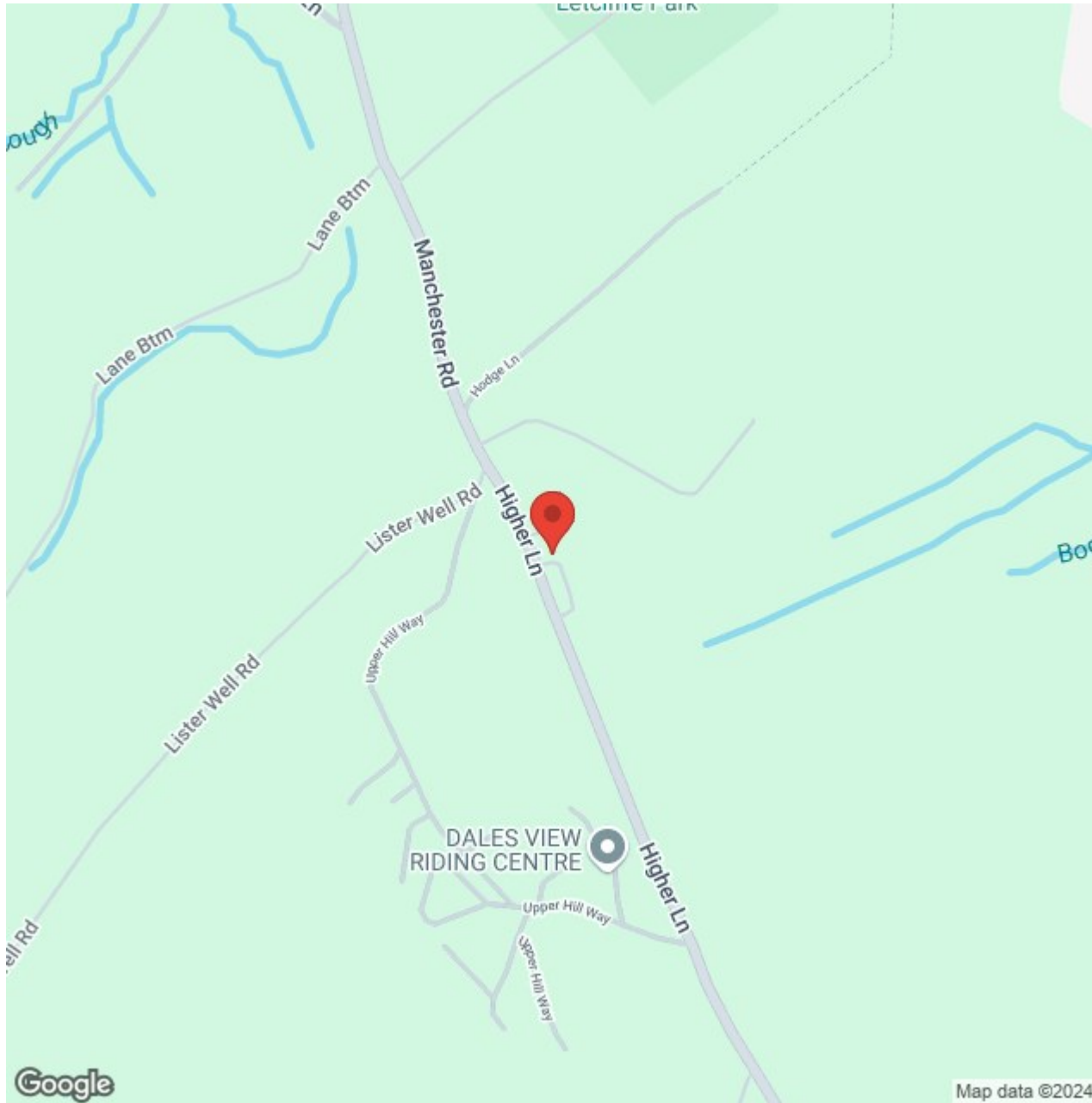
BB18 5HQ

Manchester Road, Barnoldswick Offers In The Region Of £199,950

- End terrace • NO CHAIN • Two reception rooms • Three bedrooms • Stunning countryside views

A brilliant opportunity to acquire this well presented THREE double bedroomed end of terraced dwelling located in a highly desirable area of Barnoldswick. Located close by to local amenities, good schools and transport links. This property affords many noteworthy features throughout and briefly comprises of: a dining room, family sized living room, kitchen, two well proportioned bedrooms, a contemporary four piece bathroom suite, attic room and a cellar. Externally to side elevation there is a flagged patio area with space for garden furniture and to the rear elevation you will find a decked patio area, enclosed yard leading to the cellar and adjacent to this there is a designated area for parking. Early viewings are highly advised to avoid disappointment. Council Tax Band B. FREEHOLD. NO CHAIN.







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Lancashire

A brilliant opportunity to acquire this well presented THREE double bedroomed end of terraced dwelling located in a highly desirable area of Barnoldswick. Located close by to local amenities, good schools and transport links. This property affords many noteworthy features throughout and briefly comprises of: a dining room, family sized living room, kitchen, two well proportioned bedrooms, a contemporary four piece bathroom suite, attic room and a cellar. Externally to side elevation there is a flagged patio area with space for garden furniture and to the rear elevation you will find a decked patio area, enclosed yard leading to the cellar and adjacent to this there is a designated area for parking. Early viewings are highly advised to avoid disappointment. Council Tax Band B. FREEHOLD. NO CHAIN.

GROUND FLOOR

On the ground floor you will find:

DINING ROOM 11'4" x 10'11" (3.474m x 3.329m)

Having wood effect flooring, space for a dining table and chairs, wall feature fireplace with a gas fire set within, 1x central heating radiator, staircase to the first floor / landing, door to under stairs storage cupboard, composite door to the front elevation and uPVC double glazed window to the front elevation.

LIVING ROOM 13'8" x 13'9" (4.191m x 4.200m)

A family sized living room with space for settees, television point, wall feature fireplace with log burning stove set within, 1x central heating radiator and uPVC double glazed window to the side and rear elevation.

KITCHEN 10'10" x 6'2" (3.321m x 1.884m)

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, inset sink with chrome mixer tap, Beko oven / grill, Hisense 4 ring induction hob with an extractor fan above, part tiled walls, space for a freestanding fridge / freezer, exposed ceiling beams, 1x central heating radiator, uPVC door leading out to the rear elevation and uPVC double glazed window to the side and rear elevation with stone sills and stunning country views.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 10'11" x 10'8" (3.334m x 3.270m)

A bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator, door to wardrobe space, access to under stairs storage cupboard and uPVC double glazed window to the front elevation.

BEDROOM TWO 12'6" x 8'1" (3.812m x 2.486m)

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator, exposed ceiling beam and uPVC double glazed window to the rear elevation with stunning views towards the countryside.

BATHROOM

A contemporary four piece bathroom suite comprising of: wood effect flooring, panelled bathtub with chrome mixer tap, part tiled walls, pedestal sink with chrome mixer tap, push button w.c, corner shower cubicle, 1x central heating radiator and uPVC double glazed frosted window to the side elevation.

SECOND FLOOR / LANDING

On the second floor / landing you will find:

THIRD BEDROOM 16'7" x 13'10" (5.069m x 4.218m)

An attic bedroom of double proportions with space for wardrobes and drawers, exposed ceiling beam, storage into the eaves, 1x central heating radiator and velux window to the rear elevation.

CELLAR ROOM ONE 11'0" x 6'1" (3.360m x 1.876m)

Having full electrics and lighting, space for a tumble dryer and access to the Baxi boiler.

CELLAR ROOM TWO 12'11" x 10'5" (3.944m x 3.186m)

Also having full lighting and electrics, this spacious room is ideal for storage purposes.

EXTERNALLY

Externally to side elevation there is a flagged patio area with space for garden furniture and to the rear elevation you will find a decked patio area, enclosed yard leading to the cellar and adjacent to this there is a designated area for parking. Early viewings are highly advised to avoid disappointment.

PROPERTY DETAILS

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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