



Hilton & Horsfall

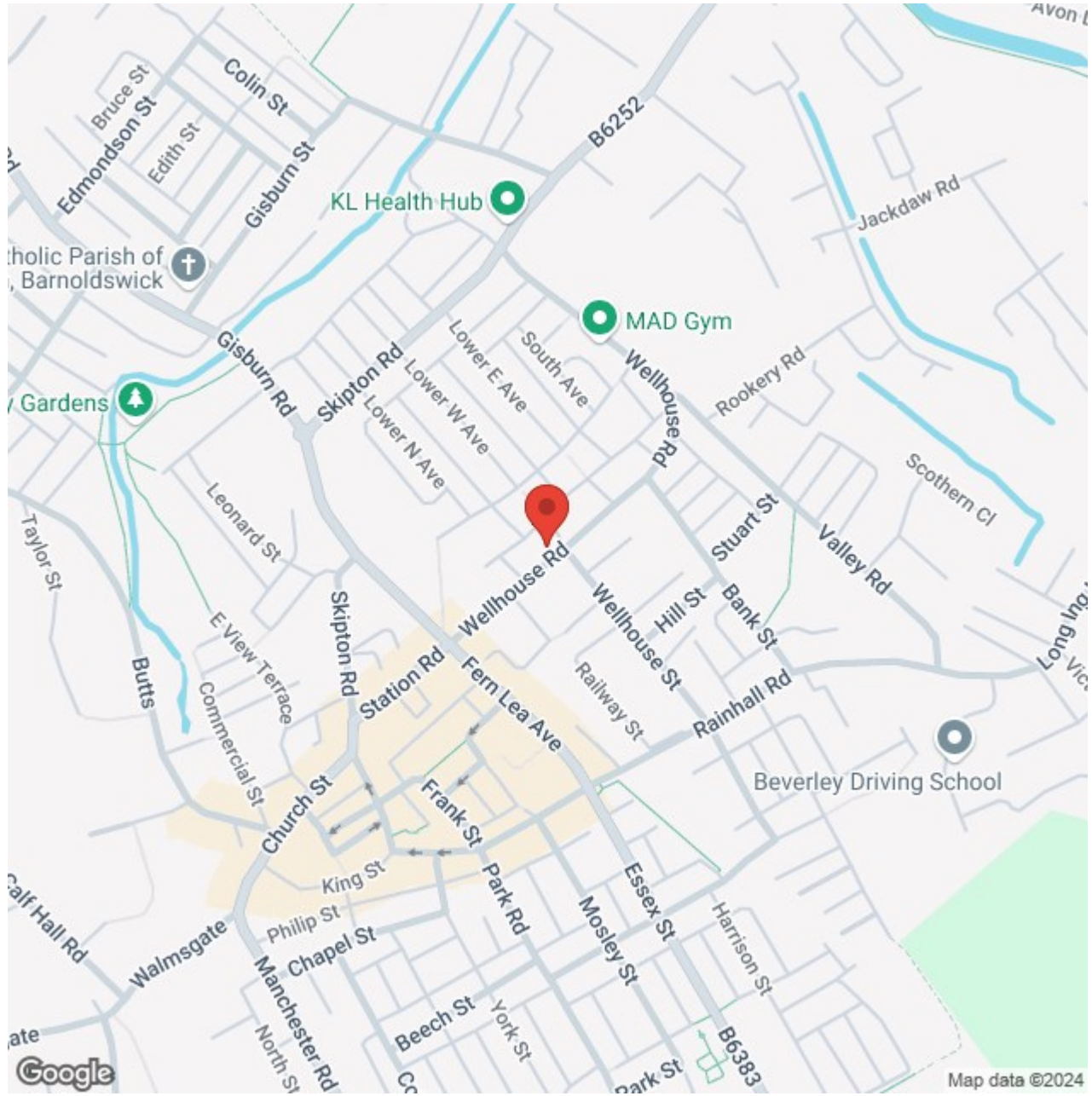
BB18 6DD

Wellhouse Road, Barnoldswick Offers In The Region Of £214,950

- Large Mid Terrace
- Bay Fronted
- Two Reception Rooms
- Four Bedrooms
- Cellar & Rear Yard

A brilliant opportunity to acquire this FOUR bedroomed mid terraced dwelling with solar panels included, located in a highly sought after area of Barnoldswick. Situated conveniently close by to local amenities, transport links and good schools. Affording many noteworthy features and briefly comprising of: an entrance hallway, family sized living room, spacious dining room, modern fitted kitchen and a large cellar which is ideal for storage purposes. To the first floor / landing you will find three well proportioned bedrooms, a modern three piece bathroom suite. To the second floor you will find the added benefit of an attic room which is used as the fourth bedroom. Externally to the front elevation you will find a well kept forecourt and to the rear elevation is spacious yard with ample space for outdoor furniture and storage. Early viewing is highly advised to avoid disappointment. Council Tax Band B. FREEHOLD.







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Lancashire

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ENTRANCE

With a uPVC double glazed door leading to:

VESTIBULE

With coving.

HALLWAY

A welcoming hallway with coving and 1x radiator.

LIVING ROOM 11'10" x 12'3" (3.63 x 3.75)

A family sized living room with a uPVC double glazed bay window, television point, 1x radiator and coving.

DINING ROOM 14'11" x 11'9" (4.55 x 3.60)

A spacious dining room with ample space for a large dining table, fitted storage cupboards, 1x radiator and a uPVC double glazed window to the rear elevation.

KITCHEN 11'10" x 8'8" (3.63 x 2.65)

A modern fitted kitchen with a range of units and contrasting work tops, built in oven and electric hob with extractor hood over, sink with chrome mixer tap, 1x radiator, wood effect flooring, 2x uPVC double glazed windows to the rear and side elevations and a uPVC double glazed door leading to the rear yard.

CELLAR 8'4" x 15'7" (2.56 x 4.77)

A large cellar perfect for storage.

LANDING

An open landing with built in storage and access to the attic room.

BEDROOM ONE 12'2" x 9'3" (3.73 x 2.83)

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

BEDROOM TWO 11'10" x 9'3" (3.63 x 2.83)

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

BEDROOM THREE 8'6" x 5'9" (2.61 x 1.77)

A bedroom of single proportion with 1x radiator and a uPVC double glazed window to the rear elevation.

ATTIC ROOM 18'2" x 15'1" (5.54 x 4.60)

Located on the second floor is a large attic room currently used as the fourth bedroom with ample space for bedroom furniture, 1x radiator, and a skylight.

BATHROOM 9'0" x 8'4" (2.75 x 2.55)

A modern three piece suite with a panelled bath with shower over, glass shower screen, push button w.c, pedestal sink with chrome tap, heated towel rail in chrome, LED spotlights, fitted storage cupboard, wood effect flooring, fully tiled walls and a uPVC double glazed window to the side elevation.

EXTERNALLY

Externally to the front elevation you will find a well kept forecourt and to the rear elevation is spacious yard with ample space for outdoor furniture and storage.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/wellhouse-rd-barnoldswick>

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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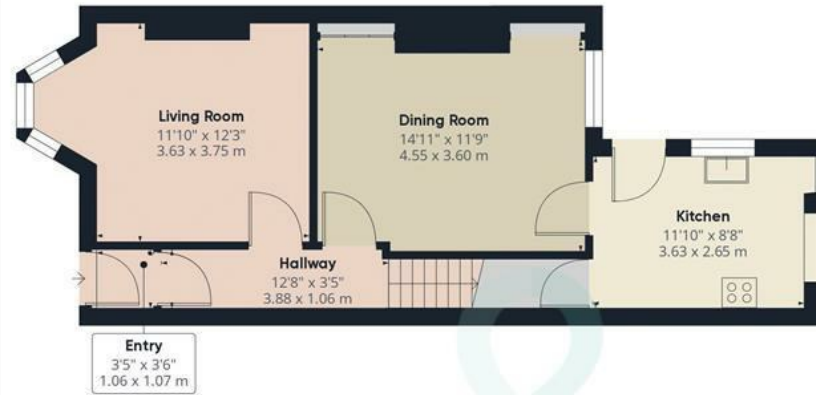
OUTSIDE

Externally to the front elevation you will find a well kept forecourt and to the rear elevation is spacious yard with ample space for outdoor furniture and storage.





Floor -1



Ground Floor

Approximate total area⁽¹⁾

1430.85 ft²

132.93 m²

Reduced headroom

30.68 ft²

2.85 m²



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.



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