



14 Caldervale

Barrowford, Nelson

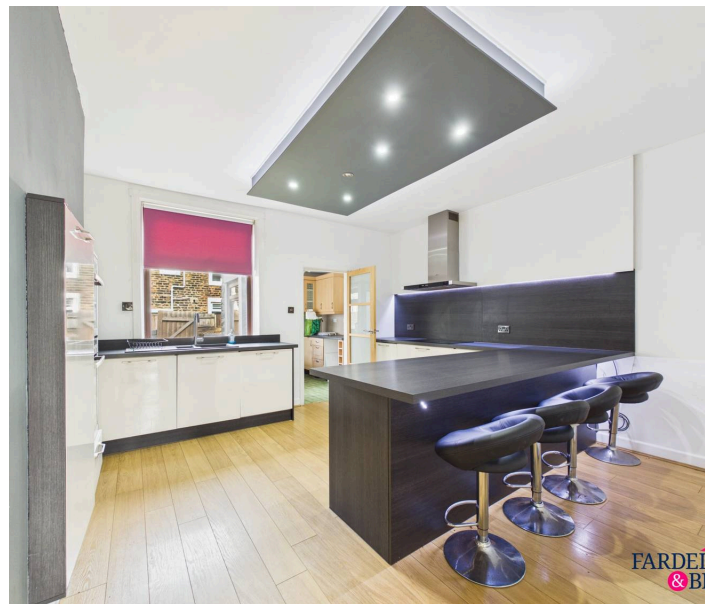
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Council Tax Band A - Freehold Tenure
- Potential Buy-to-let
- Perfect for First Time Buyers
- Council Tax Band A
- Gas Central Heating
- Barrowford Location

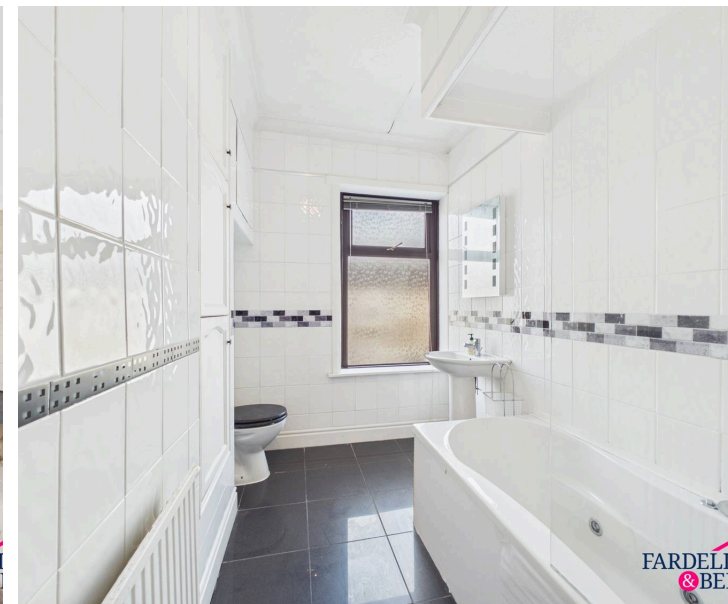
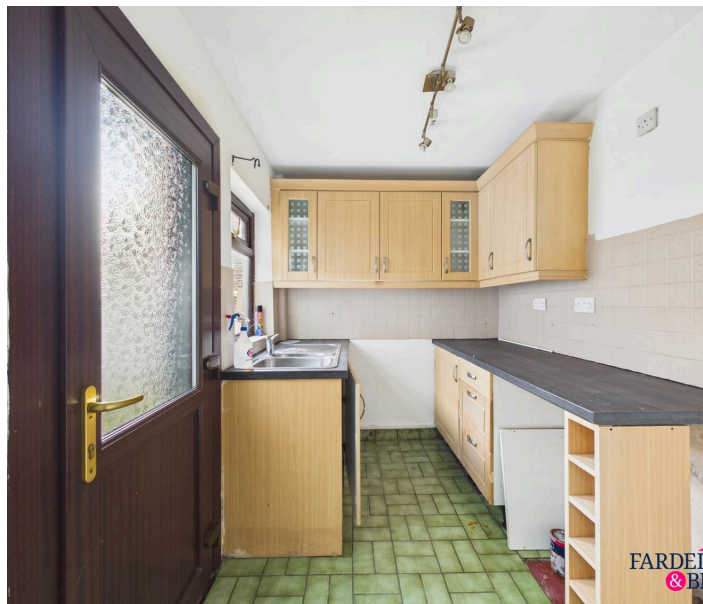


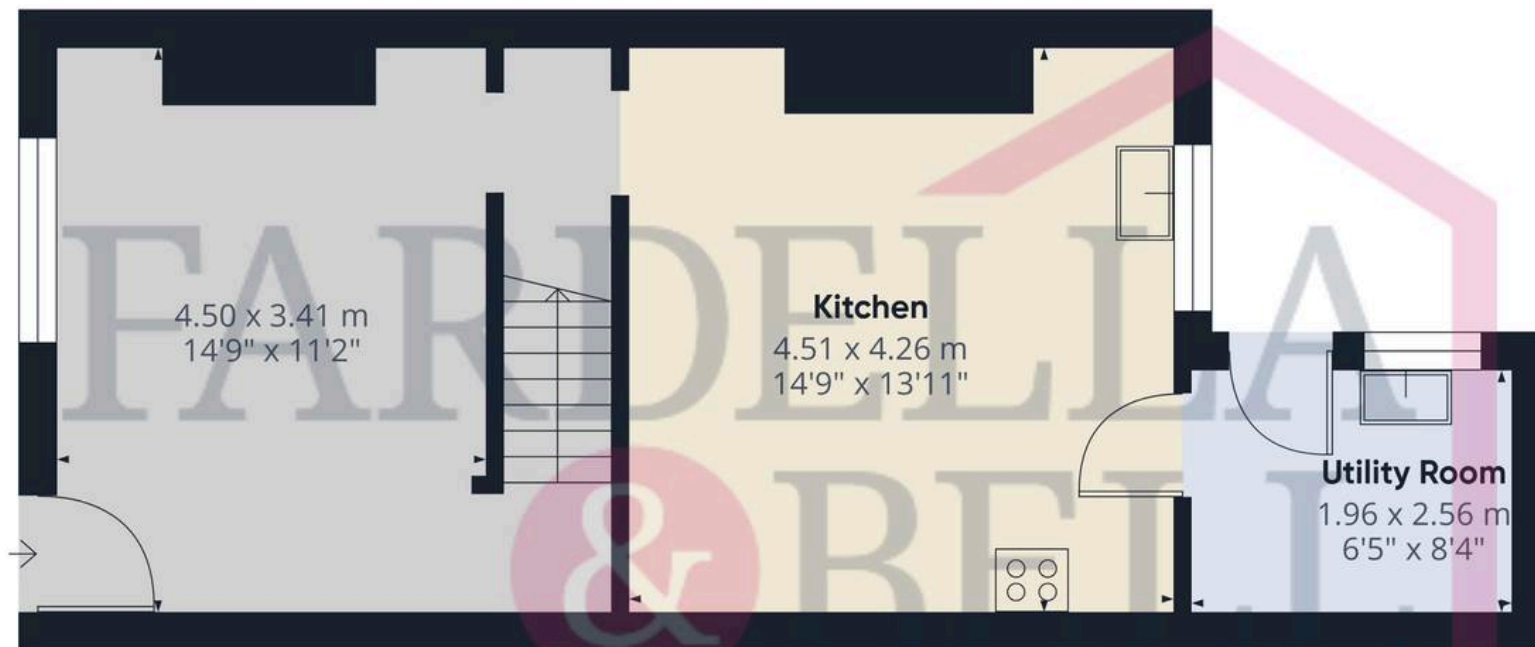
Ground Floor

Entering the property, you are welcomed into a bright and spacious reception room, featuring attractive wood-effect flooring, a contemporary feature fireplace and plenty of space for comfortable seating. From here, the accommodation flows through towards the rear of the home, where you'll find an impressive modern kitchen. This stylish space offers a range of fitted units, integrated appliances, generous worktop space and a striking breakfast bar with seating, complemented by feature lighting. Beyond the main kitchen is an additional utility/preparation area with further storage and access to the rear. A practical and well-proportioned ground floor, combining comfortable living space with a fantastic kitchen ideal for everyday life and entertaining.

First Floor

The first floor offers two well-proportioned bedrooms alongside a spacious family bathroom. The main bedroom is a generous double, benefitting from a large window which allows plenty of natural light to fill the room, along with useful built-in storage. The second bedroom provides a versatile space, ideal as a guest room, child's bedroom or home office. Completing the accommodation is a generously sized, fully tiled bathroom fitted with a panelled spa-style bath with shower over, wash basin and WC. A bright and practical first floor offering comfortable accommodation with plenty of potential to personalise.

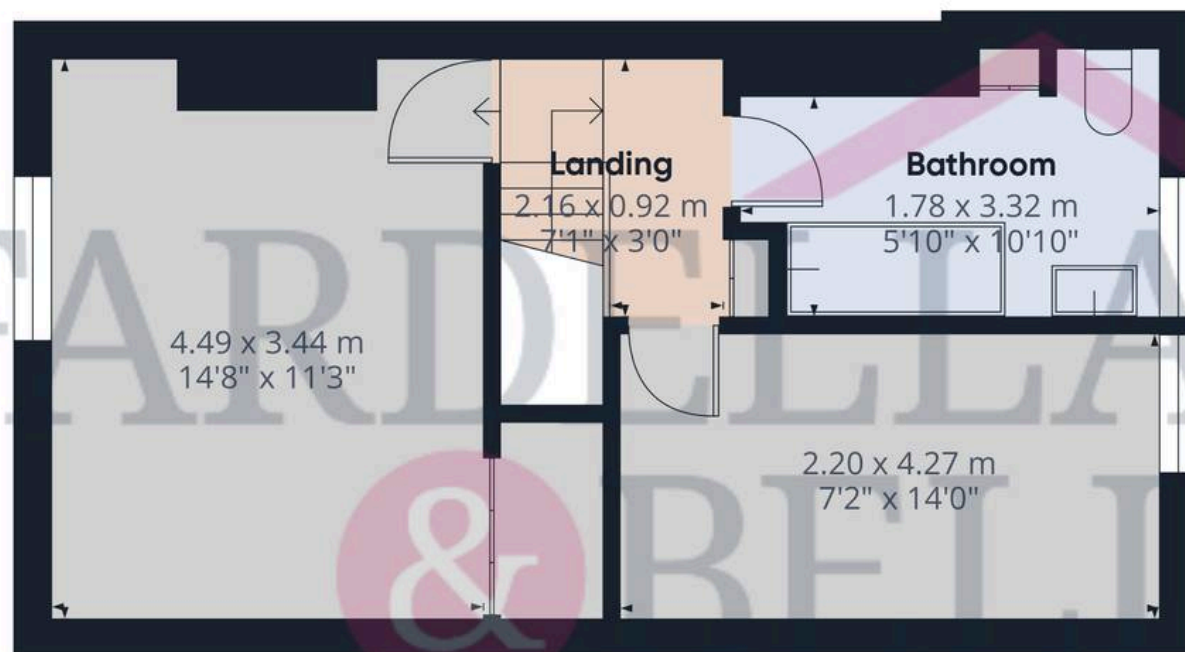




Approximate total area⁽¹⁾

77.2 m²

832 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



GARDEN

Externally, the property benefits from a low-maintenance enclosed yard to the rear, providing a private and practical outdoor space. The area is fully paved for ease of upkeep and enclosed by stone walls and secure gate, making it ideal for outdoor seating, potted plants or additional storage. With direct access from the property, the yard offers a useful extension of the living space and plenty of potential for a new owner to personalise and create an attractive outdoor retreat.

ON STREET

1 Parking Space

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	78
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	52	73
England, Scotland & Wales		





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