




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E	48		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Colne Road, Barnoldswick, BB18 6XB

Asking Price £140,000

A GREAT INVESTMENT OPPORTUNITY

Located on Colne Road in the vibrant town of Earby, Barnoldswick, this mid-terrace property presents a unique opportunity for both residential and commercial living. The ground floor features a semi-commercial shop, ideal for those looking to run a business from home or seeking a rental investment. This space flows seamlessly into a well-equipped kitchen and a convenient WC, making it functional for various commercial uses.

Ascending to the first floor, you will discover a charming one-bedroom flat that boasts a spacious lounge, a spacious kitchen, and a well-appointed bathroom. Additionally, there is an office space that offers the perfect environment for remote work or study. The loft room provides extra versatility, whether you wish to use it as a guest room, storage, or a creative space.

One of the standout features of this property is the presence of two separate garden spaces, one for the shop and another for the flat. These outdoor areas offer a delightful retreat for relaxation or potential for gardening enthusiasts.

Situated in a bustling town location, this property is not only a great investment opportunity but also a chance to enjoy the convenience of local amenities and community life. Whether you are an investor looking to expand your portfolio or a homeowner seeking a unique living arrangement, this property on Colne Road is certainly worth considering.

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- Tenure Freehold
- Council Tax Band A
- CEPC Rating D Residential EPC For Flat Rating E
- On Street parking
- Two Separate Garden Spaces One For The Shop And One For The Flat
- Viewing Essential
- Ideal Investment Opportunity
- Bursting With Potential
- Blank Canvass
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed door to shop/office.

Shop/Office

28'7 x 15'6 (8.71m x 4.72m)

Four UPVC double glazed windows, spotlights, wood effect flooring, meter cupboard and door to inner hall.

Inner Hall

12'5 x 8'9 (3.78m x 2.67m)

Spotlights, wood effect flooring, doors to kitchen, rear and WC.

WC

5'5 x 2'6 (1.65m x 0.76m)

Dual flush WC, pedestal wash basin, extractor fan and wood effect flooring.

Kitchen

9'9 x 6'1 (2.97m x 1.85m)

UPVC double glazed window, wall and base units, laminate work top, stainless steel sink and drainer and wood effect flooring.

External

Two separate rear yard spaces.

First Floor

Entrance

UPVC door to stairs to first floor.

Landing

15'3 x 7' (4.65m x 2.13m)

Smoke alarm, coving, central heating radiator, and doors to kitchen, bathroom, reception room, office and stairs to second floor.

Reception Room

15'8 x 13'3 (4.78m x 4.04m)

UPVC double glazed bay window, central heating radiator, coving, smoke alarm.

Office

8'10 x 8'3 (2.69m x 2.51m)

UPVC double glazed frosted window and central heating radiator.

Bathroom

7'10 x 5'11 (2.39m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panel bath, overhead electric feed shower, part tiled elevation, extractor fan and lino flooring.

Kitchen

10' x 8'10 (3.05m x 2.69m)

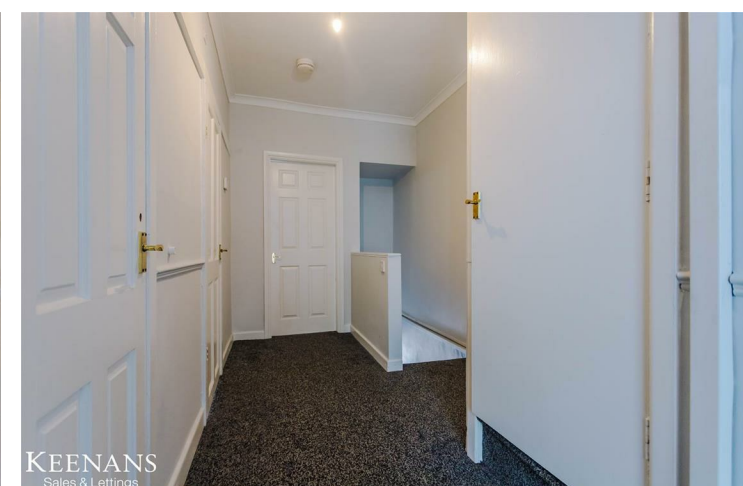
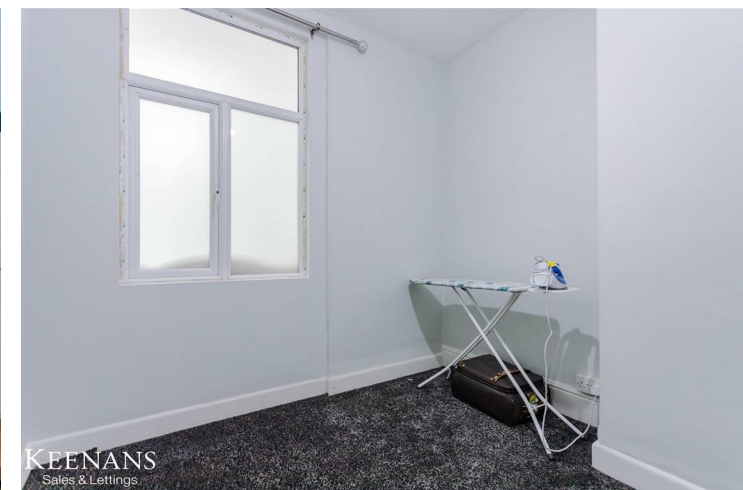
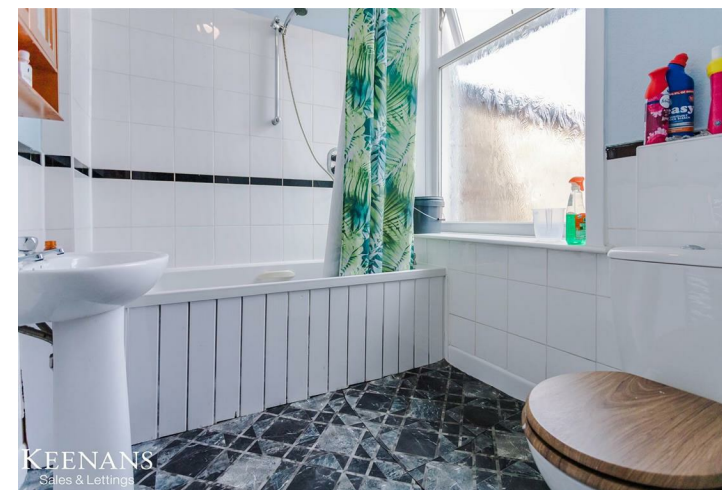
Two UPVC double glazed windows, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, space for freestanding oven, wood effect flooring.

Srecon floor

Bedroom

14'10 x 14'1 (4.52m x 4.29m)

UPVC double glazed window, central heating radiator, smoke alarm and storage.



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