Hilton & Horsfall


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BB18 5PR

Manchester Road, Barnoldswick
Offers In The Region Of £185,000

• Attractive Stone-Built Terraced Home • Two Reception Rooms • Two Bedrooms • Generous Attic Room • Enclosed Rear Garden • Convenient Barnoldswick Location

An attractive and well-presented stone-built terraced property situated in a convenient position on Manchester Road, Barnoldswick, offering deceptively spacious accommodation arranged over three floors. The ground floor comprises a bright sitting room to the front, a generous second reception/living room to the rear with feature fireplace and stove, and a well-appointed kitchen. To the first floor are two bedrooms together with a three-piece bathroom, while a fixed staircase leads to a substantial and versatile attic room providing excellent additional space. Externally, the property benefits from an elevated frontage with a small garden and sitting-out area, together with an enclosed paved garden to the rear offering a pleasant, low-maintenance outdoor space. Conveniently positioned for access to Barnoldswick town centre and its range of shops, cafés, schools and everyday amenities, this charming home would suit a variety of buyers and is well worthy of an early viewing.

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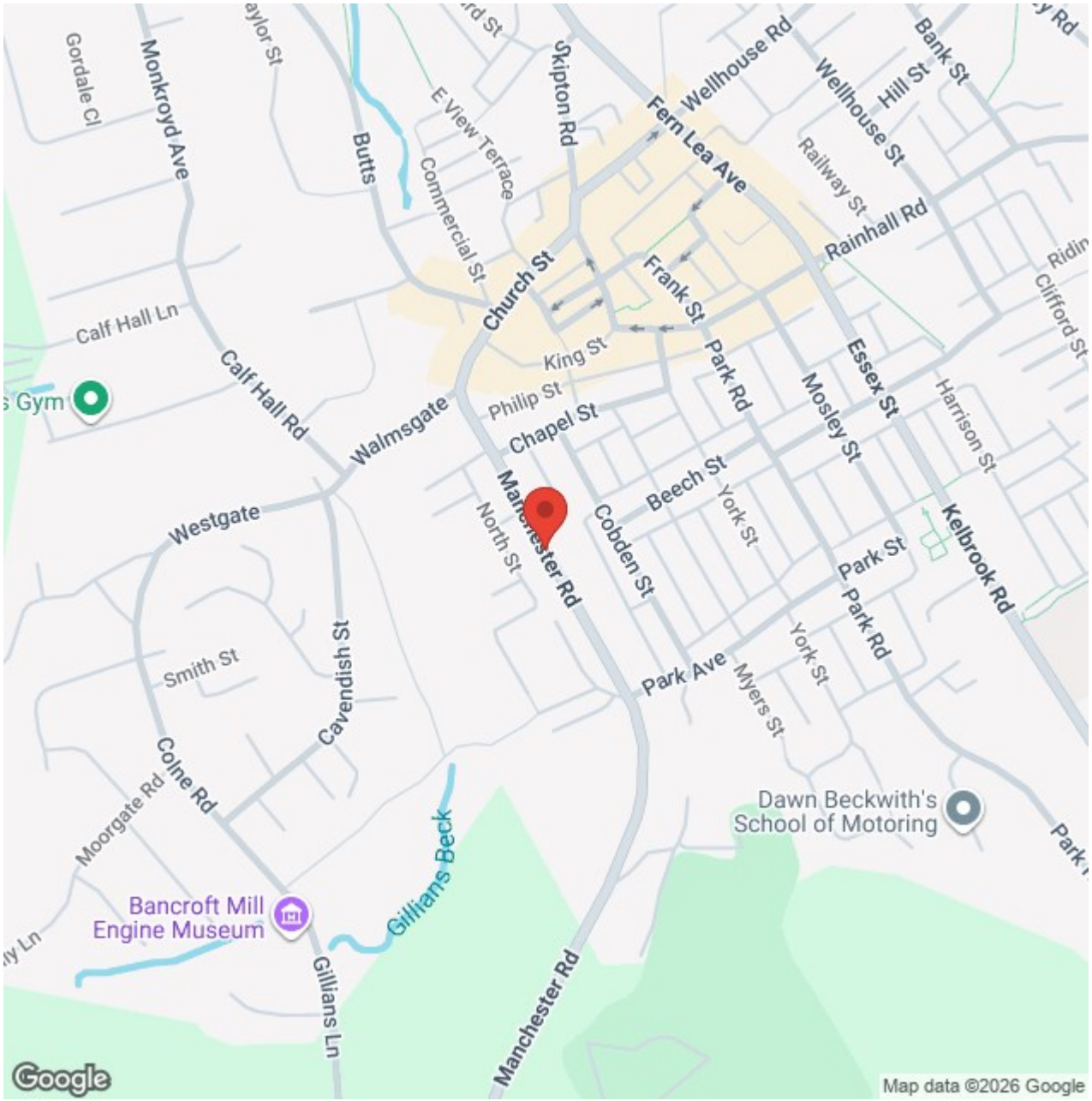
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Monkroyd Ave
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E View Terrace
Skipton Rd
Wellhouse Rd
Fern Lea Ave
Wellhouse St
Hill St
Bank St
Railway St
Rainhall Rd
Clifford St
Church St
Frank St
Park Rd
Essex St
Mosley St
Harrison St
Kelbrook Rd
Calf Hall Ln
Calf Hall Rd
Walmsgate
King St
Philip St
Chapel St
Beech St
York St
Park St
Park Rd
Park Ave
Myers St
Cobden St
Manchester Rd
North St
Westgate
Smith St
Cavendish St
Colne Rd
Moorgate Rd
Gillians Beck
Gillians Ln
Bancroft Mill Engine Museum
Dawn Beckwith's School of Motoring
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A59
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Lancashire

An attractive and well-presented stone-built terraced property situated in a convenient position on Manchester Road, Barnoldswick, offering deceptively spacious accommodation arranged over three floors. The ground floor comprises a bright sitting room to the front, a generous second reception/living room to the rear with feature fireplace and stove, and a well-appointed kitchen. To the first floor are two bedrooms together with a three-piece bathroom, while a fixed staircase leads to a substantial and versatile attic room providing excellent additional space. Externally, the property benefits from an elevated frontage with a small garden and sitting-out area, together with an enclosed paved garden to the rear offering a pleasant, low-maintenance outdoor space. Conveniently positioned for access to Barnoldswick town centre and its range of shops, cafés, schools and everyday amenities, this charming home would suit a variety of buyers and is well worthy of an early viewing.

GROUND FLOOR

SITTING ROOM 10'0" x 9'11" (3.05m x 3.04m)
A bright and welcoming reception room positioned to the front of the property, featuring a uPVC double glazed bay window providing plenty of natural light. The room benefits from an attractive fireplace with inset fire, fitted shelving to the alcove, wood-effect flooring, radiator, ceiling light point and an external entrance door opening directly into the room.

LIVING ROOM 13'1" x 11'1" (3.99m x 3.38m)
A spacious second reception room positioned to the rear of the property, featuring an attractive stone fireplace housing a stove, complemented by decorative feature wallpaper. Further benefits include a uPVC double glazed window overlooking the rear, wood-effect flooring, radiator, ceiling light point, wall lighting and a useful recessed area beneath the staircase. An open doorway provides access through to the kitchen.

KITCHEN 7'6" x 7'0" (2.30m x 2.15m)
A well-appointed kitchen positioned to the rear of the property, fitted with a range of attractive sage green wall and base units complemented by dark work surfaces and white metro-style tiled splashbacks. Incorporating a stainless steel sink and drainer, four-ring gas hob with electric oven beneath and extractor hood over, together with space and plumbing for appliances. Further features include wood-effect flooring, radiator, ceiling light points, a uPVC double glazed window and an external door providing access to the rear.

FIRST FLOOR / LANDING

BEDROOM ONE 10'3" x 9'10" (3.13m x 3.01m)
A well-proportioned double bedroom positioned to the front of the property, featuring a uPVC double glazed window allowing plenty of natural light. The room benefits from fitted storage cupboards, wood-effect flooring, radiator, ceiling light point and attractive decorative wall coverings.

BEDROOM TWO 12'0" x 6'8" (3.68m x 2.05m)
A useful second bedroom positioned to the rear of the property, featuring a uPVC double glazed window overlooking the rear garden. Further benefits include wood-effect flooring, radiator, ceiling light point and ample space for bedroom furniture, with the room also lending itself well to use as a home office or dressing room if preferred.

BATHROOM 10'9" x 4'1" (3.30m x 1.26m)
A well-presented three-piece bathroom fitted with a panelled bath with mixer taps and shower attachment, wash hand basin and low-level W.C. Further features include tiled splashbacks, patterned flooring, radiator, ceiling light point and a frosted uPVC double glazed window providing natural light and privacy.

SECOND FLOOR

ATTIC ROOM 19'0" x 9'11" (5.81m x 3.03m)
A generous and versatile attic room accessed via a fixed staircase from the first-floor landing, offering excellent additional space for a variety of uses. Featuring a large roof window providing an abundance of natural light, wood-effect flooring, painted spindle balustrade, ceiling light points and useful eaves storage. The room also houses the wall-mounted central heating boiler.

LOCATION
Situated along Manchester Road in the popular market town of Barnoldswick, the property is conveniently positioned for easy access to the town centre and its excellent range of everyday amenities, independent shops, cafés and services. The area is well served by public transport, with regular bus connections towards Earby, Colne, Nelson and Burnley. Barnoldswick is also ideally placed for those who enjoy the outdoors, with attractive surrounding countryside and the Leeds & Liverpool Canal providing numerous opportunities for walking and cycling. The location offers a good balance of convenient town living with the open countryside of the Lancashire and Yorkshire border close at hand.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/manchester-rd-barnoldswick

PROPERTY DETAIL
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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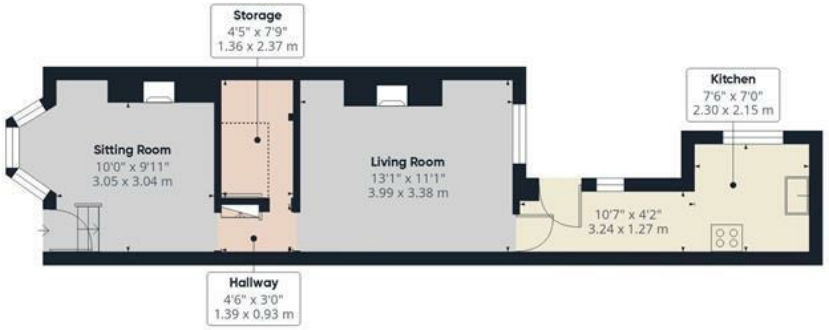

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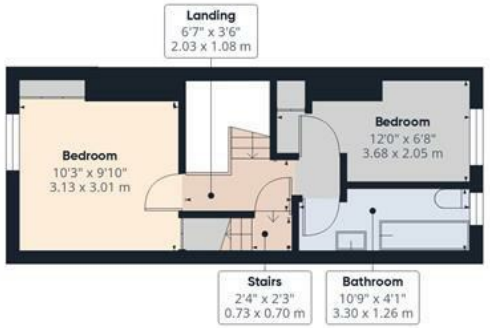
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OUTSIDE

Externally, the property enjoys an attractive elevated frontage with traditional stone walling and a small garden area incorporating established planting, together with space to sit out and enjoy the outlook. To the rear is a pleasant enclosed paved garden, providing a low-maintenance outdoor space ideal for sitting out and relaxing. The garden is complemented by timber fencing, a selection of potted plants and gated access, with a useful passageway positioned alongside the property.



Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

832 ft²

77.5 m²

Reduced headroom

59 ft²

5.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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


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