



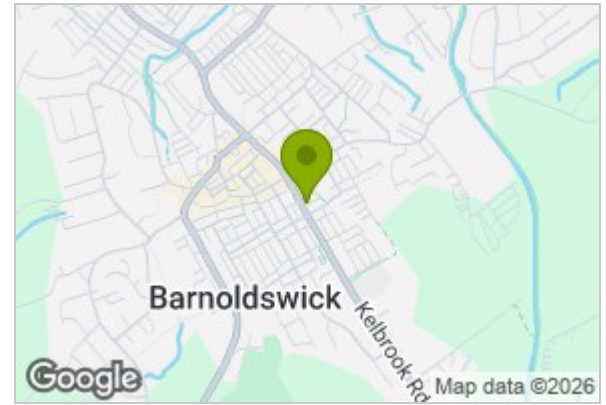
13 Essex Street, Barnoldswick, BB18 5DT
Guide Price £60,000



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Situated in a convenient central location within the popular market town of Barnoldswick, this three-bedroom end-terraced property presents an excellent opportunity for investors, developers or buyers looking to undertake a full renovation project. Offered to the market with the added advantage of no onward chain, the property extends to approximately 900 sq. ft. and offers excellent potential to create a spacious family home.

The property is to be sold via Modern Method of Auction with all bids to be submitted to our Whalley office along with proof of funds for a purchase by close of business on Monday 13th July 2026 . For further information, please contact our Whalley office.



Total area: approx. 83.2 sq. metres (895.4 sq. feet)
 Provided for illustrative purposes only. Actual sizes and dimensions may vary from those shown.
 Plan produced using PlanIt.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.