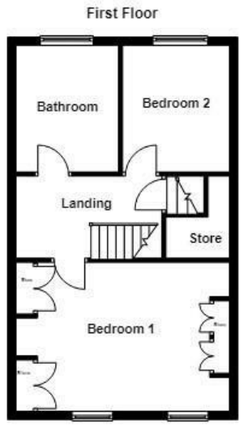
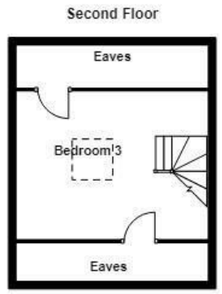
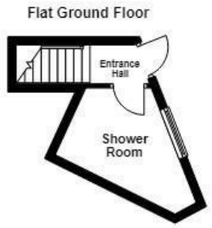
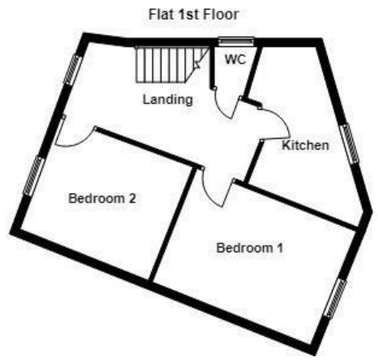
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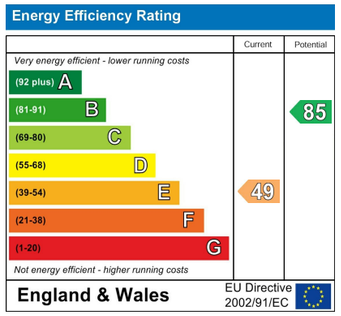












These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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Main Street, Kelbrook, BB18 6TJ

Offers Over £260,000

AN EXCEPTIONAL OPPORTUNITY IN KELBROOK

Nestled on Main Street in the charming village of Kelbrook, Barnoldswick, this unique property presents an exceptional opportunity for both homebuyers and investors alike. The main house boasts three well-proportioned reception rooms, providing ample space for relaxation and entertaining. With three comfortable bedrooms, this residence is ideal for families or those seeking extra room for guests or a home office.

The property also features a one-bedroom flat, which opens up exciting rental possibilities, making it a perfect investment for those looking to generate additional income. The flat can serve as a private space for guests or be let out to tenants, enhancing the property's appeal.

One of the standout features of this home is the large rear garden, offering a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. This expansive garden is a rare find and adds significant value to the property, providing a perfect backdrop for family gatherings or quiet evenings under the stars.

This house and flat combination is not only a wonderful place to live but also presents a fantastic project for someone with a vision. Whether you are looking to make it your own or explore its rental potential, this property is brimming with possibilities. Do not miss the chance to view this remarkable home in a delightful location.

Main Street, Kelbrook, BB18 6TJ

Offers Over £260,000

3 | 1 | 3 | E

- Unique Investment Opportunity
- Three Spacious Reception Rooms
- On Street Parking
- Tenure TBC
- Three Bedroom Main Residence
- Fantastic Rental Potential
- EPC Rating - House E - Flat F
- Self Contained One Bedroom Flat
- Large Enclosed Rear Garden
- Council Tax Band - House C - Flat A

House

Ground Floor

Reception Room One

13'7 x 11'11 (4.14m x 3.63m)

UPVC double glazed window, central heating radiator, ceiling rose, coving, tiled heart and wooden mantle.

Dining Room

12'4 x 9 (3.76m x 2.74m)

UPVC double glazed window, central heating radiator, coving, dado rail, corbels, open to kitchen.

Reception Room Two

17'3 x 14'6 (5.26m x 4.42m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, electric fire with tiled hearth.

Kitchen

10'9 x 9'11 (3.28m x 3.02m)

UPVC double glazed window, panelled wall and base units with laminate surfaces, tiled splashbacks, one and a half sink and drainer with mixer tap, integrated oven and gas hob burner, integrated extractor hood, space for fridge freezer, plumbing for washing machine, coving, door leading to rear porch.

First Floor

Bedroom One

17'4 x 12 (5.28m x 3.66m)

UPVC double glazed window, central heating radiator, coving.

Bathroom

10'8 x 8'2 (3.25m x 2.49m)

UPVC double glazed window, central heating radiator, low base WC, pedestal wash basin with traditional taps, panelled bath with traditional taps, direct feed shower with rinse head, partial tiled elevations, extractor fan, fitted storage.

Bedroom Two

10'2 x 8'7 (3.10m x 2.62m)

UPVC double glazed window, central heating radiator, coving.

Second Floor

Bedroom Three

15'1 x 11'10 (4.60m x 3.61m)

Velux window, central heating radiator, feature wall lights, doors to eaves.

Flat

Ground Floor

Shower Room

11'5 x 7'3 (3.48m x 2.21m)

UPVC double glazed window, stainless steel sink with mixer tap, combi boiler and an electric feed shower with rinse head.

First Floor

Bedroom One

10'2 x 9'7 (3.10m x 2.92m)

UPVC double glazed window, central heating radiator.

Bedroom Two

12'2 x 9'3 (3.71m x 2.82m)

UPVC double glazed window, central heating radiator.

Kitchen

13'1 x 5'8 (3.99m x 1.73m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, stainless steel sink and drainer with traditional taps, freestanding oven, space for fridge freezer, lino flooring.

WC

4 x 2'1 (1.22m x 0.64m)

Low base WC, laminate flooring.

External

Laid to lawn garden, paving areas, bedding areas, mature shrubbery.










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