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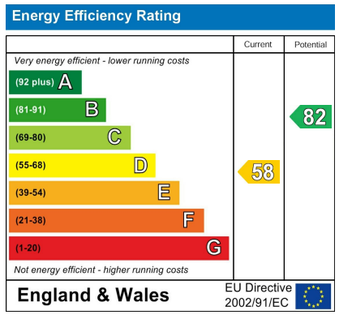

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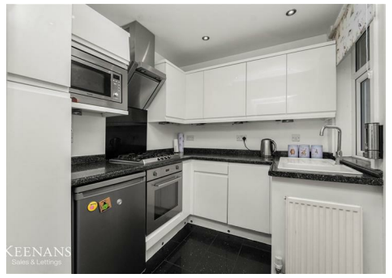


Lower West Avenue, Barnoldswick, BB18 6DW

Offers Over £140,000

AN OUTSTANDING MID TERRACED PROPERTY

Nestled in the charming locale of Lower West Avenue, Barnoldswick, this outstanding mid-terraced house presents an exceptional opportunity for those seeking a stylish and spacious home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The heart of the home is undoubtedly the enviable open-plan living area, which is designed to create a warm and inviting atmosphere, perfect for both entertaining guests and enjoying quiet family evenings.

The interiors are modern and tastefully finished, featuring contemporary fixtures and fittings that enhance the overall appeal of the property. Additionally, the impressive loft room offers versatile space that can be adapted to suit your needs, whether as a home office, playroom, or additional guest accommodation.

Conveniently located just a stone's throw from the vibrant town centre of Barnoldswick, residents will enjoy easy access to a variety of local shops, cafes, and amenities. The property is also well-served by public transport, with bus routes nearby, making commuting to surrounding areas straightforward. Families will appreciate the proximity to local schools, ensuring that educational needs are well catered for.

Lower West Avenue, Barnoldswick, BB18 6DW

Offers Over £140,000

2 1 2 D

- Mid Terraced Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Two Bedrooms And Loft Room
- Four Piece Bathroom
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Hall

14'10 x 2'11 (4.52m x 0.89m)

UPVC double glazed frosted entrance door, central heating radiator, coving, dado rail, part tile effect lino flooring, part wood effect laminate flooring and door to reception room two.

Reception Room Two

14' x 12'2 (4.27m x 3.71m)

UPVC double glazed window with fitted shutters, central heating radiator, smoke alarm, under stairs storage, wood effect laminate flooring, open access to reception room one and door to kitchen.

Reception Room One

11'10 x 11'3 (3.61m x 3.43m)

UPVC double glazed window with fitted shutters, central heating radiator, coving, two feature wall lights and TV point.

Kitchen

7'8 x 7'3 (2.34m x 2.21m)

UPVC double glazed window, central heating radiator, spotlights white gloss wall and base units, granite effect worktops, composite sink with draining board and high spout mixer tap, integrated electric oven, five burner gas hob, extractor hood, space for fridge, integrated microwave, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

14' x 4'11 (4.27m x 1.50m)

Coving, smoke alarm, dado rail, under stairs storage, stairs to second floor and doors to two bedrooms and bathroom.

Bedroom One

15'1 x 11'2 (4.60m x 3.40m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14' x 9'10 (4.27m x 3.00m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

7'8 x 7'3 (2.34m x 2.21m)

UPVC double glazed frosted window, upright central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed shower enclosure, extractor fan, tiled elevation and tiled floor.

Second Floor

Loft Room

13'9 x 11'10 (4.19m x 3.61m)

UPVC double glazed window, central heating radiator, eaves storage and wood effect laminate flooring.

External

Front

Courtyard.

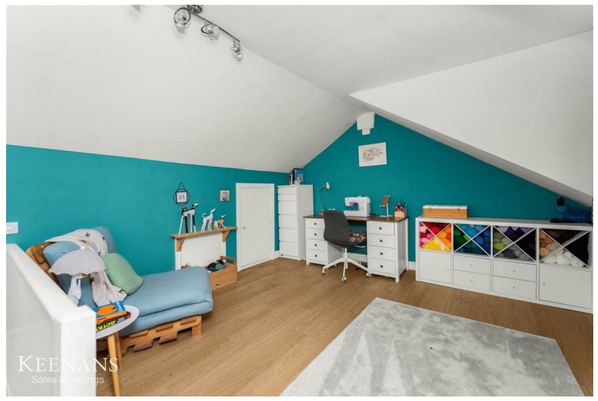
Rear

Paved yard and outbuilding.

Outbuilding

10'8 x 6'6 (3.25m x 1.98m)

UPVC entrance door, hardwood single glazed window, power, lighting, plumbing for washing machine, space for freezer and Baxi boiler.



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