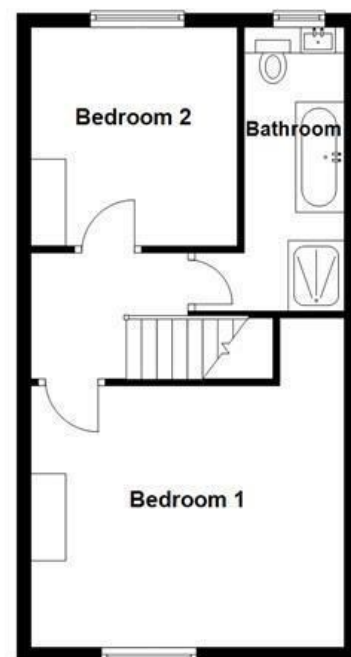



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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.

## Railway Street, Barnoldswick, BB18 6AJ

£150,000

IMMACULATE TWO-BEDROOM TERRACE IN BARNOLDSWICK

Located in the charming town of Barnoldswick, this delightful house on Railway Street offers a perfect blend of comfort and style. Upon entering, you are welcomed by two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-equipped kitchen is a culinary enthusiast's dream, providing ample space and modern amenities to create delicious meals.

The property boasts two generous double bedrooms, each designed to provide a peaceful retreat at the end of the day. The well-appointed bathroom is a standout feature, complete with a luxurious double bath and a separate shower, ensuring that you can unwind in comfort.

This home is not only practical but also exudes a warm and inviting atmosphere, making it an excellent choice for families or professionals seeking a tranquil living space. With its convenient location in Barnoldswick, you will enjoy easy access to local amenities, parks, and transport links. This property is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-designed home.

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# Railway Street, Barnoldswick, BB18 6AJ

£150,000



- Beautifully Presented Mid Terrace Property
- Two Bedrooms
- Three Piece Bathroom Suite
- Modern Fitted Kitchen
- Move-in Ready
- Low Maintenance Externals
- On Street Parking
- Tenure TBC
- Council Tax Band A
- EPC Rating E

## Ground Floor

### Entrance Vestibule

3'8 x 3'3 (1.12m x 0.99m)

UPVC double glazed frosted leaded front door and hardwood single glazed door to reception room one.

### Reception Room One

14'10 x 12'4 (4.52m x 3.76m)

UPVC double glazed window, coving, living flame gas fire with brick surround and wooden mantel, two feature wall lights and door to inner hall.

### Inner Hall

3'4 x 3'3 (1.02m x 0.99m)

Central heating radiator, smoke detector, door to reception room two and stairs to first floor.

### Reception Room Two

14'11 x 13'7 (4.55m x 4.14m)

UPVC double glazed window, living flame gas fire with brick surround and wooden mantel, two feature wall lights, door to stairs to lower ground floor and door to kitchen.

### Kitchen

18'8 x 4'11 (5.69m x 1.50m)

UPVC double glazed window, range of panelled wall and base units with laminate work surfaces and splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated microwave, plumbing for washing machine, spotlights, wood effect flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

6'11 x 6'9 (2.11m x 2.06m)

Doors leading to two bedrooms and bathroom.

### Bedroom One

14'10 x 12'5 (4.52m x 3.78m)

UPVC double glazed window and storage heater.

### Bedroom Two

10'4 x 9'8 (3.15m x 2.95m)

UPVC double glazed window and storage heater.

## Bathroom

13'6 x 4'9 (4.11m x 1.45m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap and rinse head, walk-in direct feed rainfall shower and rinse head, tiled elevations, PVC to ceiling, spotlights and wood effect flooring.

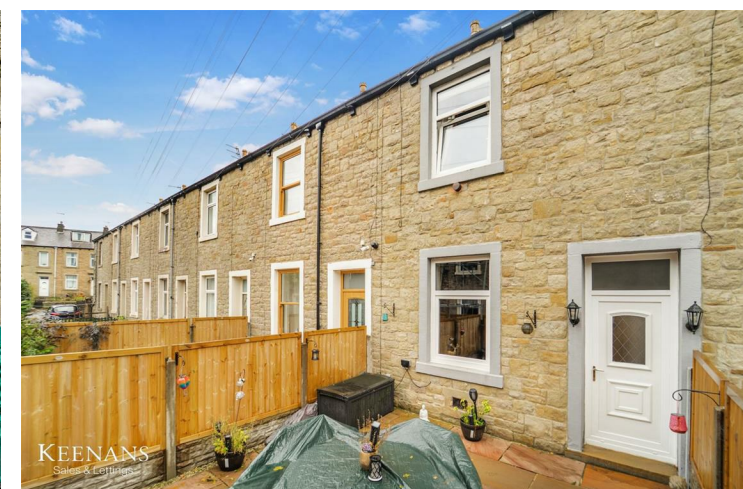
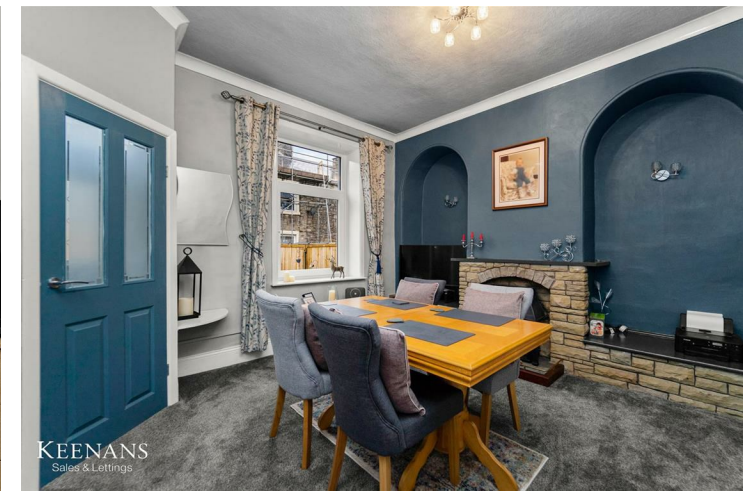
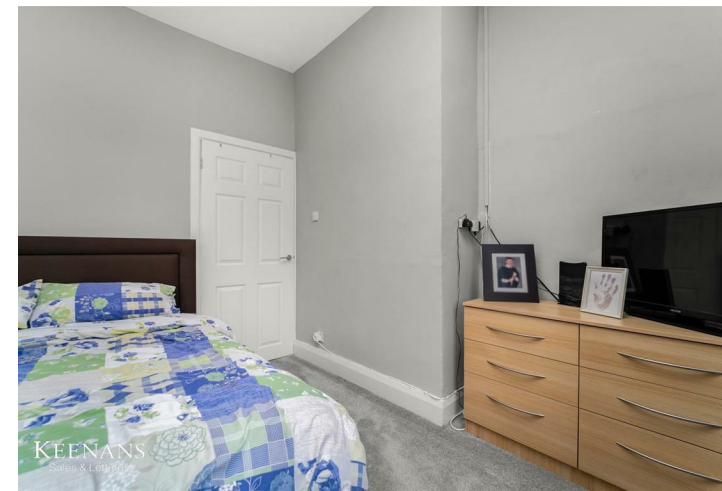
## External

### Rear

Enclosed paved yard with gate to shared access.

### Front

Paved forecourt.



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