



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(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.

School Lane, Barnoldswick, BB18 6QF

Offers Over £200,000

A FANTASTIC THREE BEDROOM MID TERRACE PROPERTY

Located in the charming area of School Lane, Earby, Barnoldswick, this delightful three-bedroom mid-terrace house offers a perfect blend of modern living and traditional comfort. Spanning three floors, the property boasts two generously sized double bedrooms on the first floor, complemented by a large, contemporary shower room. The second floor features a third spacious double bedroom, ideal for family living or accommodating guests.

On the ground floor, you will find two inviting reception rooms that provide ample space for relaxation and entertainment. The recently fitted modern kitchen is a standout feature, equipped with stylish fixtures and fittings, and it opens through elegant French doors into a tidy and lovely rear yard. This outdoor space is perfect for enjoying the fresh air or hosting gatherings with friends and family.

Situated in a great location in Earby, this property is conveniently close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its combination of space, modern features, and a welcoming atmosphere, this home is sure to appeal to those seeking a comfortable and stylish living environment. Don't miss the opportunity to make this charming house your new home.

School Lane, Barnoldswick, BB18 6QF

Offers Over £200,000



- Three Bedroom Mid Terrace Home
- Arranged Over Three Floors
- Two Spacious Reception Rooms
- Modern Fitted Kitchen With French Doors
- Contemporary Shower Room
- Popular Earby Location Close To Amenities
- On Street Parking Available
- EPC Rating - E
- Council Tax Band - B
- Tenure - Freehold

Ground Floor

Entrance Vestibule

4'5 x 3'11 (1.35m x 1.19m)

Hall

11'7 x 3'11 (3.53m x 1.19m)

Reception Room One

12'7 x 12'7 (3.84m x 3.84m)

Reception Room Two

15'7 x 14'1 (4.75m x 4.29m)

First Floor

Landing

18'4 x 5'4 (5.59m x 1.63m)

Bedroom One

17 x 12'4 (5.18m x 3.76m)

Bedroom Two

14'10 x 11'6 (4.52m x 3.51m)

Shower Room

10'5 x 8'9 (3.18m x 2.67m)

Second Floor

Loft Room

27'3 x 16'6 (8.31m x 5.03m)

External

Courtyard to the front and enclosed yard to the rear of the property.



Tel: 01282469023

www.keenans-estateagents.co.uk