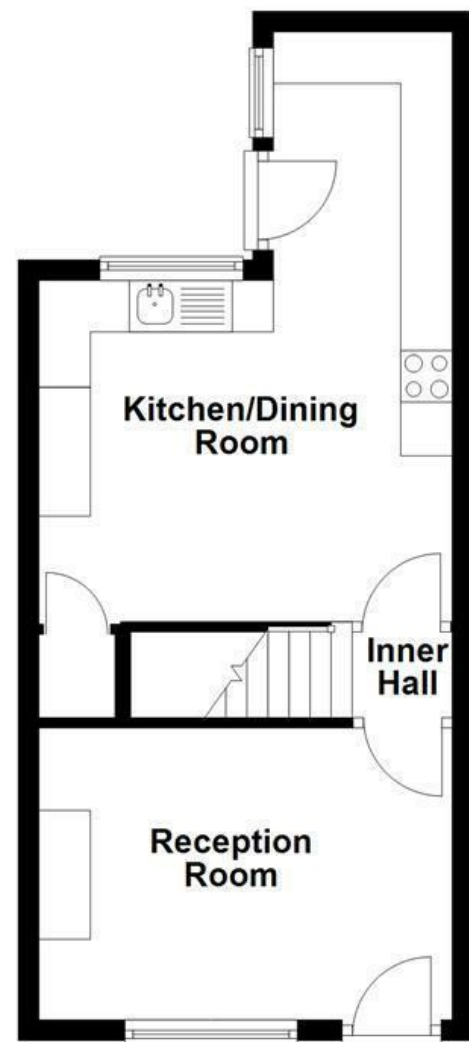
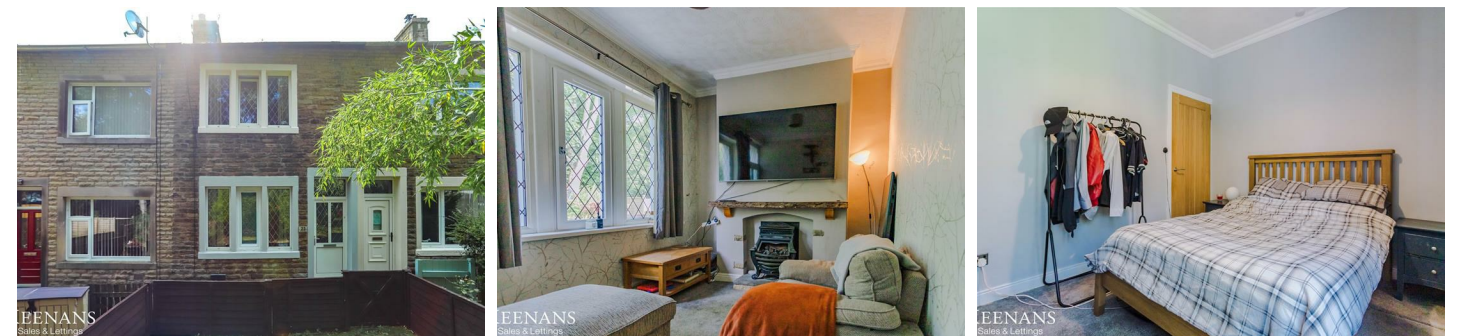
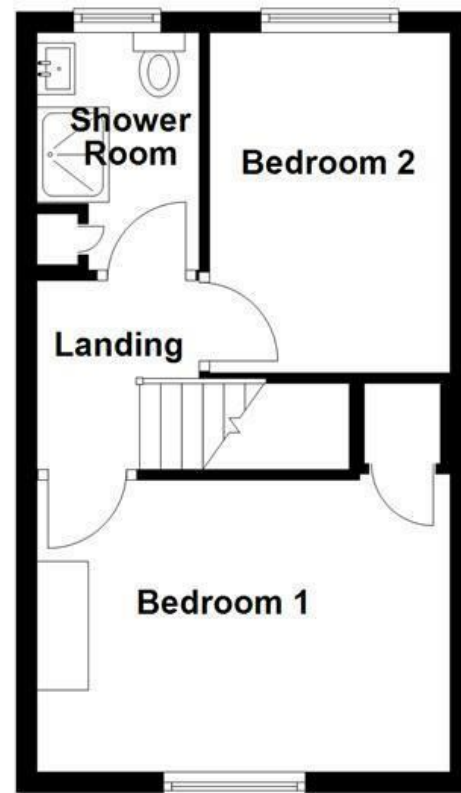


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## West Close Road, Barnoldswick, BB18 5EN

### Offers Over £119,950

#### ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located in the charming town of Barnoldswick, this delightful two-bedroom mid-terrace house on West Close Road offers a perfect blend of comfort and convenience. The property is situated in a tranquil location, making it an ideal retreat for those seeking a peaceful lifestyle while still being close to local amenities.

Upon entering, you will find a cosy lounge that invites relaxation, providing a warm and welcoming atmosphere for both residents and guests. The modern kitchen/dining room is a standout feature, designed for both functionality and style, making it the perfect space for culinary enthusiasts and social gatherings alike.

The property boasts a well-appointed shower room, ensuring that daily routines are both efficient and enjoyable. Additionally, the low-maintenance rear yard and enclosed front garden offers private outdoor spaces, ideal for enjoying the fresh air or hosting small gatherings.

This home is perfectly positioned in the heart of Barnoldswick, allowing easy access to local shops, parks, and community facilities. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to embrace a comfortable lifestyle in a sought-after location. Do not miss the chance to make this charming house your new home.



# West Close Road, Barnoldswick, BB18 5EN

## Offers Over £119,950

 **2**  **1**  **1**  **D**

- Mid Terraced Property
  - One Reception Room
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms
  - Three Piece Shower Room
  - Tenure: Freehold
- Spacious Kitchen/Dining Room With High Gloss Units
  - Garden To Front And Enclosed Yard To Rear
  - Council Tax Band: A

### Ground Floor

#### Reception Room One

13'2 x 8'10 (4.01m x 2.69m)  
UPVC double glazed leaded frosted entrance door, UPVC double glazed leaded window, central heating radiator, coving, gas fire, slate hearth, wood mantle and door to inner hall.

#### Inner Hall

Stairs to first floor and door to kitchen/dining room.

#### Kitchen/Dining Room

18'9 x 13'6 (5.72m x 4.11m)  
Two UPVC double glazed windows, central heating radiator, gas log burner, gloss wall and base units, wood effect worktops, glass splash backs, composite sink with draining board and mixer tap, integrated electric oven, four ring electric hob, extractor hood, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, under stairs storage, wood effect flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

8'11 x 5'7 (2.72m x 1.70m)  
Loft access and doors to two bedrooms and bathroom.

#### Bedroom One

13'4 x 9'4 (4.06m x 2.84m)  
UPVC double glazed leaded window, central heating radiator, coving and over stairs storage.

#### Bedroom Two

11'2 x 7'8 (3.40m x 2.34m)  
UPVC double glazed window and central heating radiator.

#### Shower Room

8'7 x 5'3 (2.62m x 1.60m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head in enclosure, tiled elevation and lino flooring.

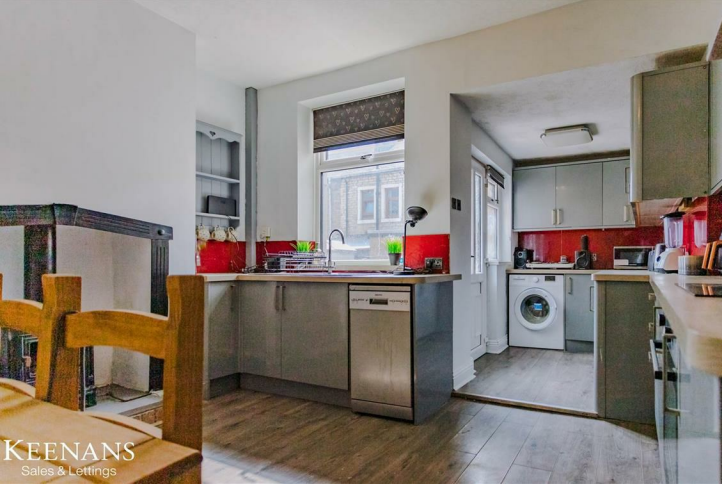
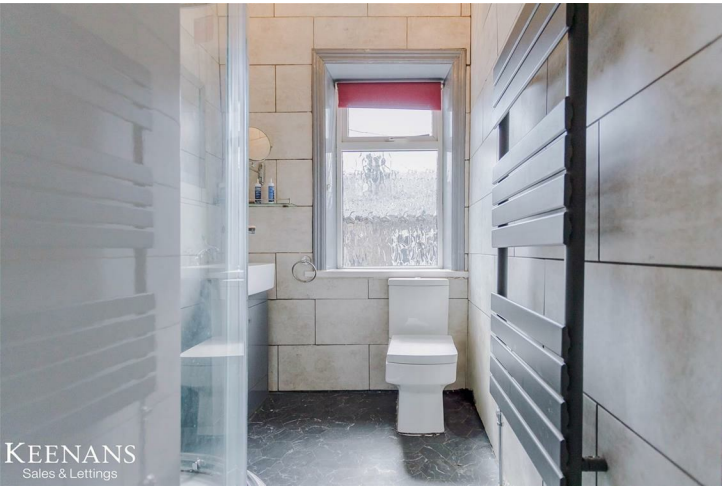
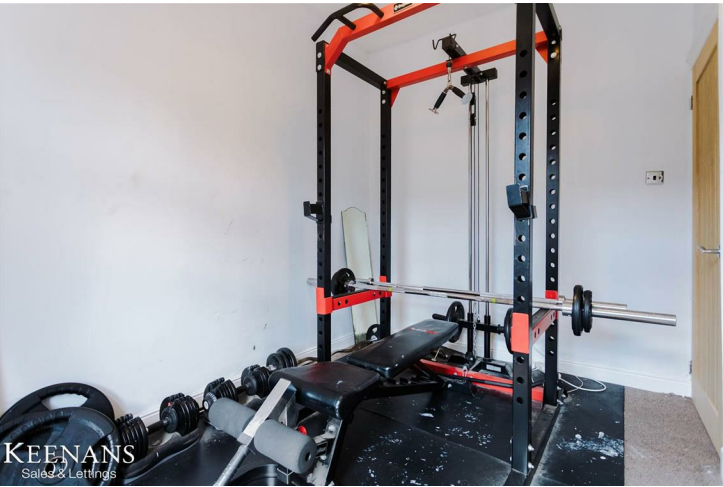
### External

#### Front

Enclosed laid to lawn, bedding areas and mature shrubs.

#### Rear

Enclosed yard, decking and gated access to rear.



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