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For Sale



13 Wellington Street
Barnoldswick
Lancashire BB18 5AY

£117,500



Key Features:

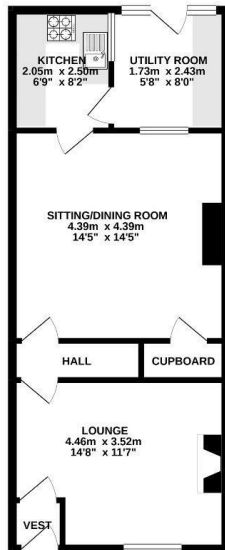
- Immaculate Stone Built Terrace
- Modern Fitted Kitchen
- Three Double Bedrooms
- uPVC & GFCH Throughout
- Ideal For First Time Buyers
- Two Reception Rooms
- Utility Room/Rear Porch
- Neat & Tidy Stone Paved Yard
- Walking Distance Of All Amenities
- Excellent Investment Opportunity

Tenure: Freehold
EPC Rating: D
Council Tax Band: A

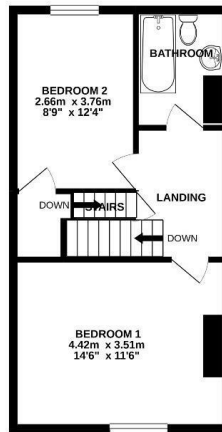


3 BEDROOM House - Terraced

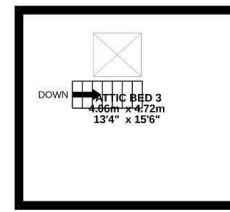
GROUND FLOOR
48.5 sq.m. (522 sq.ft.) approx.



1ST FLOOR
37.6 sq.m. (405 sq.ft.) approx.



2ND FLOOR
18.5 sq.m. (199 sq.ft.) approx.



TOTAL FLOOR AREA : 104.6 sq.m. (1126 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Main Description:

Located in a popular residential area, close to the town centre and within comfortable walking distance of earthing Barnoldswick has to offer. This deceptively spacious, stone built mid terraced house has been extensively improved, including re-decoration and new carpets throughout and provides an ideal purchase for first time buyers gaining a foothold on the property, growing families or investors/landlords taking advantage of a particularly buoyant rental market.

The accommodation briefly comprises an entrance vestibule which opens to the lounge a fabulous original fireplace, with an original tiled hearth and superb original slate surround provides an attractive focal point.

The second reception room consists of a generous sized living/dining room and is positioned to the rear of the property complete with useful understairs storage. The kitchen houses a modern fitted kitchen, with white gloss finish units, contrasting black working surfaces with tiled splash-backs, as well as integrated electric oven and ceramic electric hob, with a stainless steel extractor canopy over. A particularly noteworthy and advantageous addition to the property is therear porch, which is currently utilised as a utility room.

Ascend the stairs to the first floor where there are two double bedrooms positioned to the front and rear of the property the rear bedrooms boats a particular large walk in wardrobe. The half tiled bathroom is fitted with a stylish three piece suite in white including a double ended bath with a mixer tap and shower attachment.

On the second floor is a third attic double bedroom with a "Velux" skylight.

Externally to the rear is a very pleasant, 'Yorkshire' stone flagged yard.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property