



7 Ben Lane, Barnoldswick, Lancashire

BB18 6HR



PROPERTY DESCRIPTION

7 Ben Lane is an exceptional three bedroomed stone built modern mid-town house, one of the first to be construction in 2021 on the prestige Simpson Home development. Designed to deliver the charm of countryside living while offering the highest standards of contemporary comfort, the property has been extensively and tastefully planned throughout, creating a truly premium, move in ready home.

FEATURES

- Attractive Stone Built Town House
- Exclusive Residential Location
- Low Maintenance Outdoor Space
- Immaculate Internal Presentation
- Lovely, Welcoming Living Room
- Contemporary Fitted Dining Kitchen
- 3 Double Bedrooms – 1 En-Suite
- Superb House Bathroom
- Private Garage & Parking
- GF Underfloor Heating, GCH & PVC DG





ROOM DESCRIPTIONS

Ground Floor

Lounge

15' 9" x 11' 0" (4.80m x 3.35m)

Ground Floor W.C

5' 9" x 2' 3" (1.75m x 0.69m)

Dining Kitchen

13' 2" x 11' 0" (4.01m x 3.35m) reducing to 9' 8" x 6' 11" (2.95m x 2.11m)

First Floor

Bedroom One

12' 9" x 11' 2" (3.89m x 3.40m)

En-Suite

11' 2" x 3' 3" (3.40m x 0.99m)

Bedroom Two

12' 9" x 11' 2" (3.89m x 3.40m)

Bedroom Three

9' 1" x 7' 7" (2.77m x 2.31m)

Bathroom

7' 5" x 6' 5" (2.26m x 1.96m)

Outside

Garage

19' 9" x 10' 8" (6.02m x 3.25m)



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustration purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purpose of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Main Building: Total Interior Area 1044.18 sq ft



PREPARED: 2026/02/09

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

