



6 West Avenue, Barnoldswick, Lancashire
BB18 6DF



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This beautifully presented mid terrace home is located just a stones throw from Barnoldswick square, and is sure to catch the eye of anyone looking for their first home. The generous accommodation comprises of: two separate reception rooms, modern fitted kitchen, two first floor bedrooms - the main bedroom benefitting from a three piece en-suite bathroom, and there is a loft conversion accessed via a return staircase and offering a large third bedroom. The property is warmed by gas central heating, and is Upvc double glazed throughout. Low maintenance rear yard. Council Tax - Band A. EPC - E. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- Ideal for anyone looking for their first home
- Located just a stones throw from Barnoldswick square
- Well presented accommodation on offer
- Two separate reception rooms
- Modern fitted kitchen
- Two first floor bedrooms - the main bedroom having a three piece en-suite bathroom suite
- Modern family bathroom suite
- Loft conversion offering a large third bedroom
- Low maintenance rear yard
- EPC - E
- Council Tax - Band A
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Sitting Room

3.56m x 4.37m (11' 8" x 14' 4")

Lounge

4.6m x 2.7m (15' 1" x 8' 10")

Kitchen

3.12m x 2.13m (10' 3" x 7' 0")

First Floor

Bedroom One

4.37m x 3.53m (14' 4" x 11' 7")

En-Suite Bathroom

Bedroom Two

4.65m x 1.73m (15' 3" x 5' 8")

Family Bathroom

Loft

Loft Room

Accessed via a return staircase

Further Information

Further Information

The property is on a freehold title.

Mobile and broadband coverage is offered by a number of companies, and ultrafast is available.

The property is located in an area considered low risk for surface water flooding, and the long term risk is assessed as the same.

EPC - E

Council Tax - Band A



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	