

**Sally  
Harrison**  
ESTATE AGENTS

Offers Around £149,950 Freehold



36 Gisburn Road, Barnoldswick,  
Lancashire BB18 5HA



## PROPERTY DESCRIPTION

Sally Harrison welcomes to the market this generous and well-presented three bedroom mid terrace property, located on Gisburn Road, Barnoldswick (BB18 5HA). Enjoying an elevated position above the road, the home offers excellent internal space alongside convenient access to the town's amenities, schools and transport links.

The ground floor begins with an entrance hall leading through to a bright front dining room, enhanced by a large bay window that floods the room with natural light. To the rear sits a comfortable lounge featuring a charming fireplace, creating a warm and inviting space to relax. From here, you are guided into the fitted kitchen, which provides access to a useful utility room.

## FEATURES

- Elevated Road Position
- Spacious Mid Terrace
- Two Reception Rooms
- Large Bay Window
- Feature Fireplace Lounge
- Fitted Kitchen Access
- Useful Utility Room
- Ground Floor W.C.
- Three Generous Bedrooms
- Enclosed Rear Yard





## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

14' 9" x 14' 5" (4.50m x 4.39m)

#### Dining Room

15' 5" x 10' 7" (4.70m x 3.23m)

#### Kitchen

9' 10" x 8' 10" (3.00m x 2.69m)

#### Utility

9' 10" x 8' 3" (3.00m x 2.51m)

### First Floor

#### Bedroom One

14' 5" x 13' 0" (4.39m x 3.96m)

#### Bedroom Two

12' 5" x 7' 1" (3.78m x 2.16m)

#### Bedroom Three

12' 5" x 6' 10" (3.78m x 2.08m)

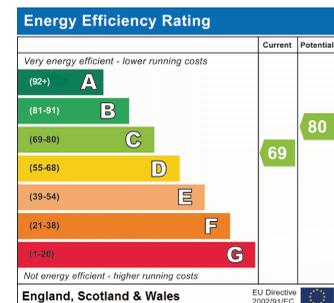
#### Bathroom

5' 10" x 5' 6" (1.78m x 1.68m)



### 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.



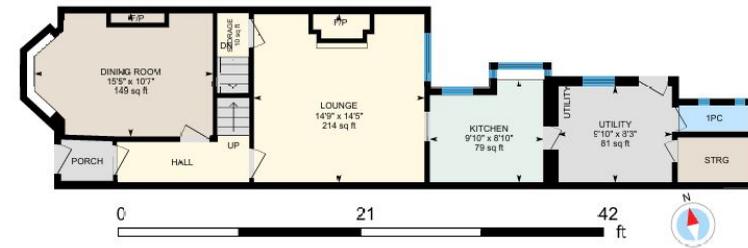
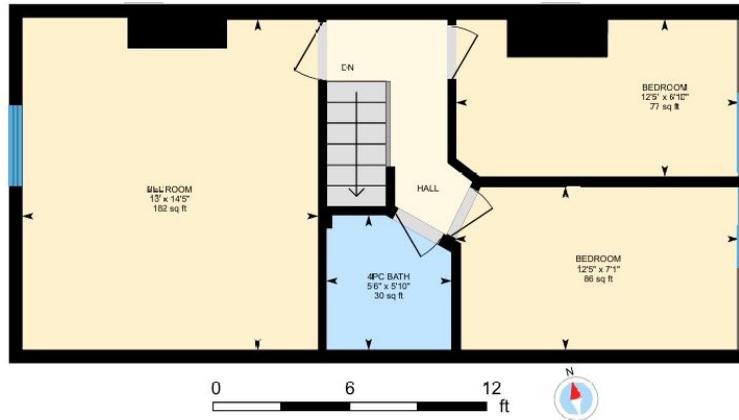


Sally Harrison  
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**1st Floor**  
Interior Area 452.98 sq ft

**Main Floor**  
Interior Area 687.80 sq ft



**36 Gisburn Rd, Barnoldswick , LAN**

For illustrative purposes only. All reported dimensions, property sizes and floor areas are approximate and subject to independent verification. To the extent permitted by law, no warranty is made as to accuracy or completeness, and no liability will be accepted for any errors or omissions.

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