





PROPERTY DESCRIPTION

Welcome to Wellington Street, a warm and inviting three-bedroom family home ideally positioned within the popular market town of Barnoldswick. Thoughtfully maintained throughout, this property offers move in ready accommodation perfectly suited to first time buyers, downsizers, or investors.

FEATURES

- Stone Built Mid Terraced House
- Popular Location Near Town
- Well Presented & Nicely Proportioned
- Ideal for FTB's or Rental Investors
- Ent Vest, Hall & Sitting Room
- Spacious Living/Dining Room
- Fitted Kitchen - Built in Oven & Hob
- 3 FF Decent Sized Bedrooms
- Modern 3 Pc Bathroom - Shower over Bath
- Viewing Highly Recommended - No Chain





ROOM DESCRIPTIONS

Ground Floor

Sitting Room

12' 2" x 12' 1" (3.71m x 3.68m)

Living/Dining Room

14' 10" x 12' 7" (4.52m x 3.84m)

Kitchen

10' 1" x 7' 8" (3.07m x 2.34m)

First Floor

Bedroom One

12' 5" x 8' 11" (3.78m x 2.72m)

Bedroom Two

9' 11" x 9' 0" (3.02m x 2.74m)

Bedroom Three

9' 4" x 6' 7" (2.84m x 2.01m)

Bathroom

10' 0" x 5' 7" (3.05m x 1.70m)



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		
(81-91)	B		
(69-80)	C		73
(55-68)	D	55	
(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			



Sally Harrison
01282 817755
sales@sallyharrison.co.uk



1st Floor
Interior Area 434.73 sq ft



Main Floor
Interior Area 512.72 sq ft



28 Wellington St, 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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