

**Sally
Harrison**
ESTATE AGENTS

£99,950 Freehold



9 Wellhouse Street, Barnoldswick,
Lancashire BB18 6AR



PROPERTY DESCRIPTION

This two bedroom mid terrace offers spacious accommodation throughout. The ground floor opens into a bright lounge, benefiting from a large front facing window that fills the room with natural light. To the rear sits a fitted kitchen, with an inner hallway offering access to a handy under stairs store.

Upstairs, you'll find two well proportioned bedrooms, with the main bedroom providing generous double sized accommodation, and on a split level landing is a modern three piece shower room complete with a Velux window, adding extra brightness to the space.

Externally, the property features a pleasant front garden and a low walled paved yard to the rear.

FEATURES

- Appealing Stone Built Mid Terrace
- Popular Location Near Town Centre
- Perfect for FTB's or Rental Investors
- Req's Modernisation & Improvement
- Spacious Lounge with Fireplace
- Fitted kitchen & Understairs Store
- 2 Decent Sized Bedrooms
- Modern Fully Tiled Shower Room
- Front Garden Area & Paved Rear Yard
- PVC DG & GCH – Viewing Essential to Appreciate





ROOM DESCRIPTIONS

Ground Floor

Lounge

14' 0" x 13' 3" (4.27m x 4.04m)

Kitchen

12' 9" x 9' 9" (3.89m x 2.97m)

First Floor

Bedroom One

13' 2" x 12' 9" (4.01m x 3.89m)

Bedroom Two

12' 5" x 8' 8" (3.78m x 2.64m)

Second Floor

Shower Room

4' 10" x 4' 6" (1.47m x 1.37m)



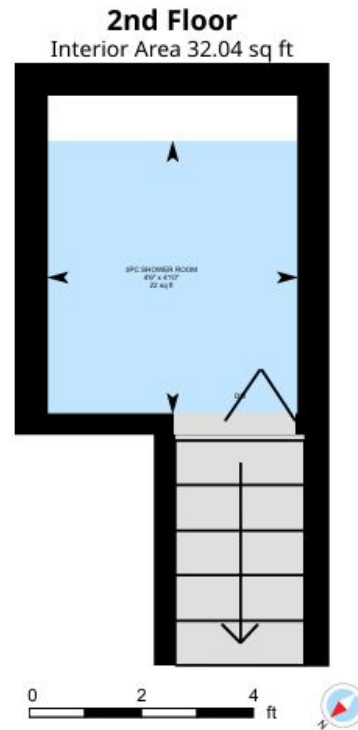
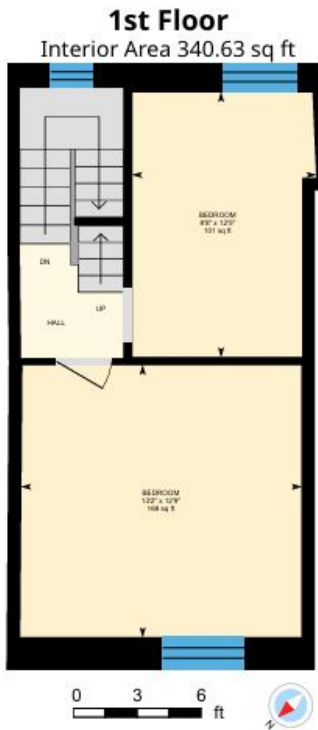
Disclaimer

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		81
(69-80)	C		
(55-68)	D	56	
(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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