



146 Gisburn Road, Barnoldswick,  
Lancashire BB18 5LQ



## PROPERTY DESCRIPTION

Welcome to Gisburn Road, a charming three-bedroom mid terrace property offering generous living accommodation and an extended kitchen, making it an ideal purchase for first time buyers or savvy investors.

A bright entrance hall sets the tone, leading into the open plan reception spaces. The front room enjoys a feature bay window, allowing natural light to flood the space, complemented beautifully by the wooden flooring that flows seamlessly through both reception rooms. To the rear, the property boasts an extended, fitted kitchen, offering excellent workspace, storage and space for a small dining table, perfect for everyday family living or entertaining.

The first floor presents two comfortable double bedrooms, with the main bedroom benefiting from a fitted wardrobe. Completing this level is a three-piece bathroom. From the landing, stairs lead to the second floor, offering a third double bedroom.

Externally, this lovely home features a low walled garden to the front and a private enclosed yard to the rear, and an additional area that has been laid with artificial grass and a timber framed pergola – please note that this area is not on the property deeds.

A fantastic opportunity in a popular area, early viewing is recommended.

## FEATURES

- Spacious Bay Fronted Mid Terrace House
- Popular Location – Close to Open Countryside
- Full of Potential for New Owners
- Ent Vestibule & Through Lounge Diner
- Extended Fitted Kitchen & Under Stairs Store
- 3 Double Bedrooms inc. Attic Room
- Majority Tiled 3 Piece Bathroom
- Front Forecourt & Rear Yard
- Perfect for FTB's or Investors
- Viewing Recommended – No Chain





## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

18' 6" x 11' 9" (5.64m x 3.58m)

#### Kitchen

20' 0" x 8' 7" (6.10m x 2.62m)

#### Dining Room

10' 8" x 10' 1" (3.25m x 3.07m)

### First Floor

#### Bedroom One

15' 5" x 11' 2" (4.70m x 3.40m)

#### Bedroom Two

14' 1" x 9' 10" (4.29m x 3.00m)

#### Bathroom

7' 10" x 7' 9" (2.39m x 2.36m)

### Second Floor

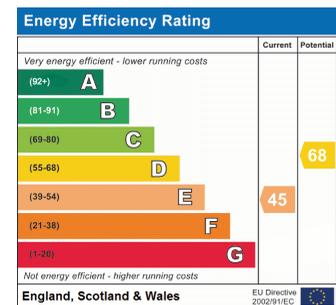
#### Attic Bedroom

12' 11" x 9' 1" (3.94m x 2.77m)



### 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.

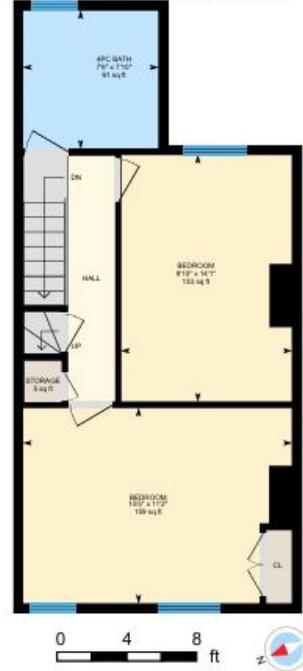




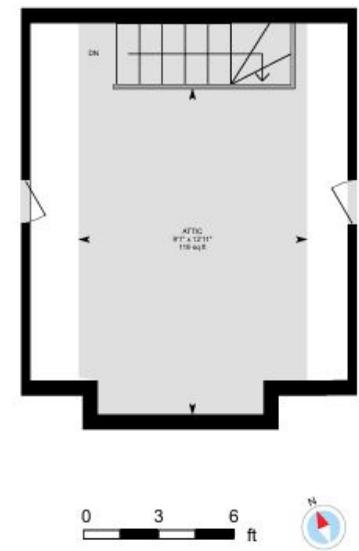
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**1st Floor**  
Interior Area 458.43 sq ft



**2nd Floor**  
Interior Area 137.75 sq ft



**Main Floor**  
Interior Area 572.29 sq ft



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