



21 Romney Avenue, Barrowford, Nelson, Lancashire. BB9 8PS

- The perfect first home
- Popular location, on a private road
- Situated in the heart of the popular village of Barrowford
- Immaculately presented throughout
- One welcoming bay fronted reception room
- Eye catching modern dining kitchen
- Two first floor double bedrooms
- Modern four piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance rear garden
- Beautifully kept front garden with patio area
- EPC - D
- Council Tax - Band A
- Early viewing is a must!



PROPERTY DESCRIPTION

!! Immaculately presented throughout !! Located on a private road in the heart of the popular village of Barrowford, this two bedroom end of mews property is sure to catch the eye of anyone looking for their first home. The impressive accommodation comprises of: a welcoming reception room, an eye catching dining kitchen, two first floor bedrooms and a modern four piece bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. There are beautifully maintained gardens to the front and rear, the rear being paved for ease of maintenance and the front having a laid lawn, patio space and mature planed borders. EPC - D. Council Tax - Band A. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.23m x 4.23m (13' 11" x 13' 11")

Dining Kitchen

5.21m x 2.42m (17' 1" x 7' 11")

First Floor

Bedroom One

6.86m x 3.10m (22' 6" x 10' 2")

Bedroom Two

3.25m x 2.65m (10' 8" x 8' 8")

Bathroom

Outside

Outside

Further Information

Further Information

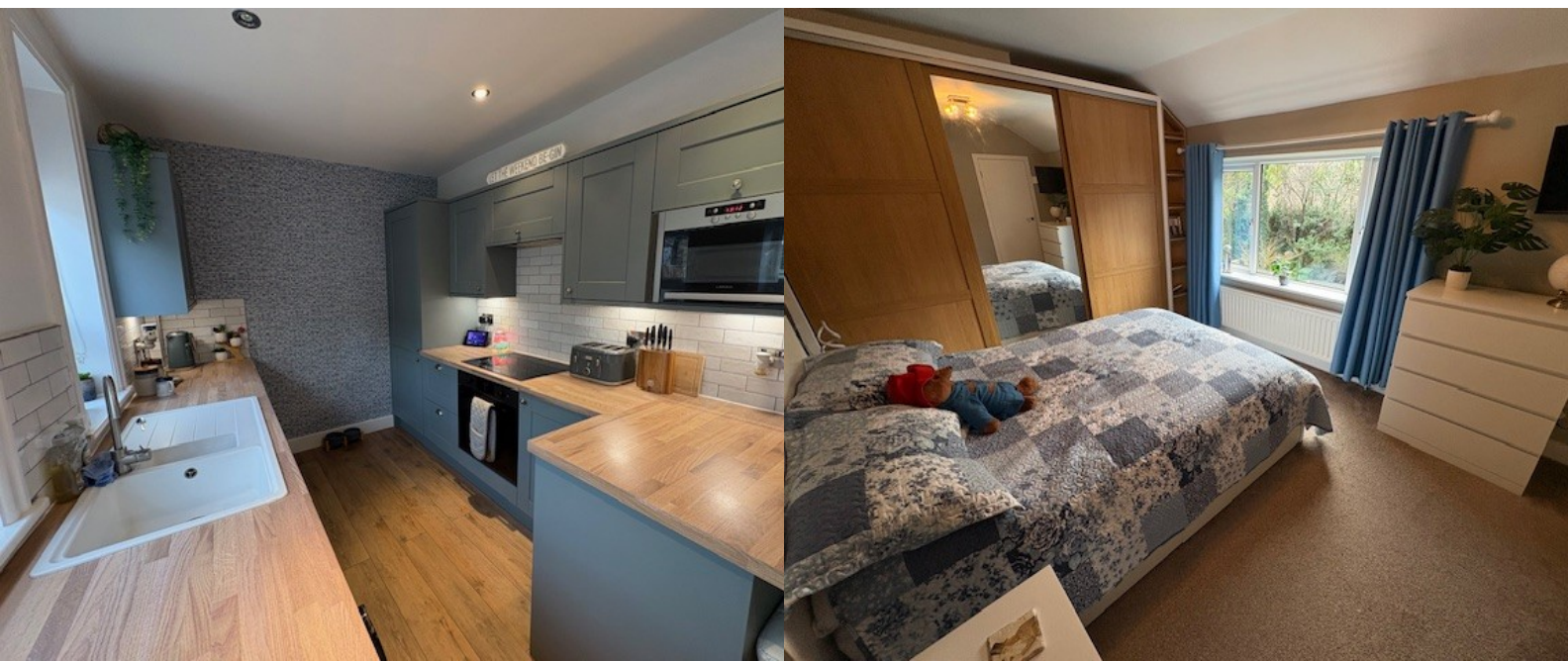
The property is on a freehold title.

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

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

EPC - D

Council Tax - Band A



FLOORPLAN & EPC

GROUND FLOOR
32.5 sq.m. (350 sq.ft.) approx.



1ST FLOOR
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA: 65.4 sq.m. (704 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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