



**44 Park Road, Barnoldswick, Lancashire  
BB18 5BQ**





## PROPERTY DESCRIPTION

A well presented two-bedroom terrace in a highly sought after row, offering nicely proportioned living accommodation and easy access to Barnoldswick town centre shops and other local amenities. Early viewing is strongly recommended on this lovely property, which is Ideal for first time buyers or those looking to downsize.

The ground floor begins with an entrance vestibule leading into a spacious front living room, enhanced by a large window that allows natural light to fill the space and a charming fireplace fitted with a gas fire, creating a warm focal point. There is a well-designed dining kitchen, fitted with modern cream shaker style units, oak style countertops, a gas hob, electric oven, and access to a handy store room/pantry.

To the first floor the landing provides access to two double bedrooms, both generous in size, along with a four-piece bathroom complete with a separate shower cubicle.

Externally, the property boasts a planted front forecourt and an enclosed stone flagged yard to the rear. With neutral décor throughout, this appealing home is ready to move into and offers the perfect opportunity for buyers to add their own personal touch. NO CHAIN INVOLVED.

## FEATURES

- Appealing Mid Terraced House
- Well Presented & Nicely Proportioned
- Short Walk from Town & Local Amenities
- Ideal for First Time Buyers
- Bright & Spacious Living Room
- Modern Dining Kitchen with Oven/Hob
- Two Double Bedrooms & Four Piece Bathroom
- PVC Double Glazing & Gas CH
- Early Viewing Recommended
- Move in Ready – No Chain Involved





## ROOM DESCRIPTIONS

### Ground Floor

#### Living Room

15' 4" x 14' 6" (4.67m x 4.42m)

#### Dining Room

14' 1" x 5' 6" (4.29m x 1.68m)

#### Kitchen

11' 0" x 6' 8" (3.35m x 2.03m)

### First Floor

#### Bedroom One

14' 2" x 12' 3" (4.32m x 3.73m)

#### Bedroom Two

14' 6" x 8' 7" (4.42m x 2.62m)

#### Bathroom

11' 4" x 5' 9" (3.45m x 1.75m)

#### Outside

Externally, the property boasts a planted front forecourt and an enclosed rear yard neatly flagged with Yorkshire stone. With neutral décor throughout, this lovely home is ready to move into and offers the perfect opportunity for buyers to add their own personal touch.

### 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.

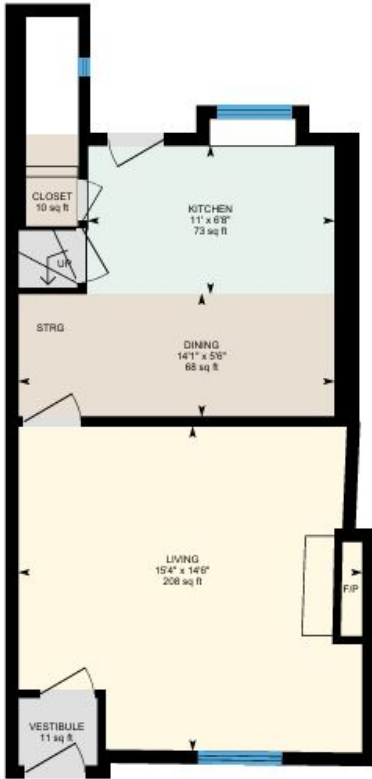


44 Park Rd, Barnoldswick , LAN

Main Building: Total Interior Area 777.85 sq ft



1st Floor  
Interior Area 378.70 sq ft



Main Floor  
Interior Area 399.15 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2026/01/30

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