



Guide Price £165,000

- Two bedrooms
- Character cottage
- Semi detached
- Well presented throughout
- Close to local amenities
- Shared rear garden
- No onward chain

3 Manchester Road, Barnoldswick, Lancashire, BB18 5NZ

This charming and well presented semi detached character cottage is ideally situated in the heart of the highly sought after town of Barnoldswick. Offering spacious accommodation throughout, the property features two bedrooms and attractive low maintenance gardens to both the front and rear, making it an ideal home for a range of buyers. NO ONWARD CHAIN

32 Sheep Street, Skipton, BD23 1HX

Tel: 01756 701010

Email: skipton@dacres.co.uk



3 Manchester Road, Barnoldswick, Lancashire, BB18 5NZ

Harrogate 31 miles, Skipton 9 miles, Leeds 35 miles (all distances approximate)

General remarks

On entering the property from the front elevation, you are welcomed into a spacious and characterful living/dining room. This inviting space features a multi fuel stove set upon a slate hearth with a timber lintel above, creating an

attractive focal point. A window to the front elevation allows for an abundance of natural light, while a staircase rises to the first floor accommodation. To the rear of the property, the kitchen is fitted with a range of base, wall and drawer units complemented by worktop surfaces. It incorporates a stainless steel sink and drainer, a four ring gas hob with an electric oven beneath and extractor hood above, together with space for a freestanding fridge/freezer and plumbing for a washing machine. A useful cupboard houses the gas combination boiler and a door provides access to the rear garden.

The first floor comprises two bedrooms and a shower room. The principal bedroom is positioned at the front of the property and enjoys a wealth of character, including a feature fireplace, exposed ceiling beams, a charming window seat and fitted wardrobes. Bedroom two overlooks the rear and offers space for a single bed, currently serving as a home office for the present

owner. Completing the accommodation is the shower room, fitted with a three piece suite in white comprising an enclosed walk in shower cubicle, low flush w.c. and pedestal wash hand basin.

Externally, the front of the property benefits from an enclosed, low maintenance garden, predominantly laid to gravel and bordered by attractive stone walling. The space provides an ideal setting for potted plants and seasonal displays, creating an appealing approach to the home while requiring minimal upkeep. A gated entrance and paved pathways lead conveniently to the front door. To the rear is a shared enclosed paved courtyard, offering a practical and easy to maintain outdoor area. Enclosed by attractive stone walls, the courtyard provides ample space for outdoor storage, including a timber log store and designated areas for refuse bins.

Directions

Upon entering Thornton in Craven from the Skipton direction follow the main road through until you see the right turn towards Barnoldswick. Take this right turn, continuing along Skipton Road for just over two miles, entering the centre of Barnoldswick. At the mini roundabout, turn left onto Skipton Road and after a short distance turn right, following the road around for about half a mile, then the property will be easily identified by our Dacre, Son and Hartley 'For Sale' board.
what3words implanted.meatballs.cyber

Local Authority & Council Tax Band

- Pendle Borough Council
- Council Tax Band is currently A

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired boiler
- On street parking is available, although it is not allocated

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

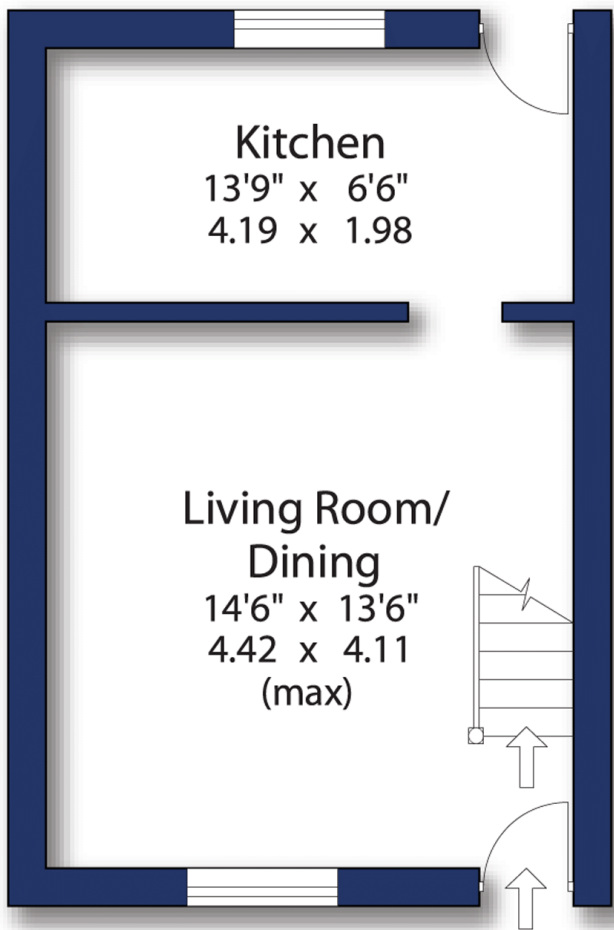
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

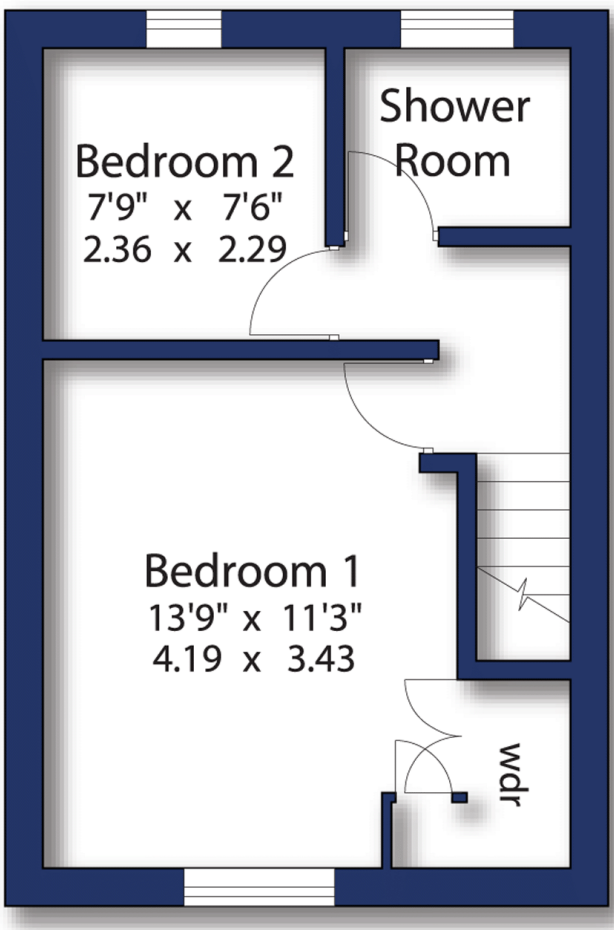
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.



Floorplans

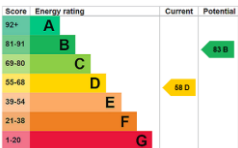


Ground Floor



First Floor

© Dacre, Son & Hartley



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us

01756 701010

skipton@dacres.co.uk