



15 Bankhouse Street, Barrowford,  
Nelson, Lancashire BB9 6HY



## PROPERTY DESCRIPTION

!! The perfect first home !! This immaculately presented mid terrace home is found just a stones throw from away from Barrowford town centre, and all its popular amenities. The accommodation has been impressively maintained by the current owners and comprises of: two separate reception rooms, the rear reception room being open plan with the eye catching modern kitchen that has been extended from the original, three bedrooms to the first floor and a modern three piece shower room with feature 'black' fittings. The property is warmed by gas central heating and is Upvc double glazed throughout. There is a low maintenance yard to the rear. EPC - TBC. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- The perfect first home
- Immaculately presented throughout
- Popular central location - close to Barrowford centre
- A short drive from the local motorway network - M65
- Two separate reception rooms
- Eye catching modern kitchen that has been extended from the original
- Three bedrooms to the first floor
- Modern three piece shower room
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance rear yard
- EPC - TBC
- Council Tax - Band A
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

#### Sitting Room

3.48m x 3.68m (11' 5" x 12' 1")

#### Lounge

4.56m x 4.28m (15' 0" x 14' 1")

#### Modern Kitchen

4.83m x 2.87m (15' 10" x 9' 5")

### First Floor

#### Bedroom One

4.56m x 3.68m (15' 0" x 12' 1")

#### Bedroom Two

3.32m x 2.19m (10' 11" x 7' 2")

#### Bedroom Three

2.97m x 2.37m (9' 9" x 7' 9")

#### Bathroom

### Outside

#### Yard

### Further Information

#### Further Information

The property is on a freehold title.

Mobile and broadband services are offered by a number of companies, and ultrafast is available.

The property is located in an area considered low risk for surface water flooding.

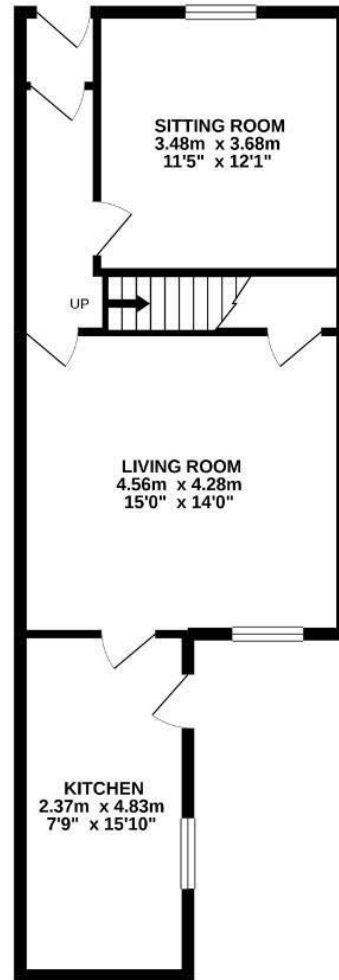
EPC - TBC.

Council Tax - Band A.



# FLOORPLAN

GROUND FLOOR  
51.6 sq.m. (556 sq.ft.) approx.



1ST FLOOR  
40.2 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 91.8 sq.m. (988 sq.ft.) approx.

Whilst 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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