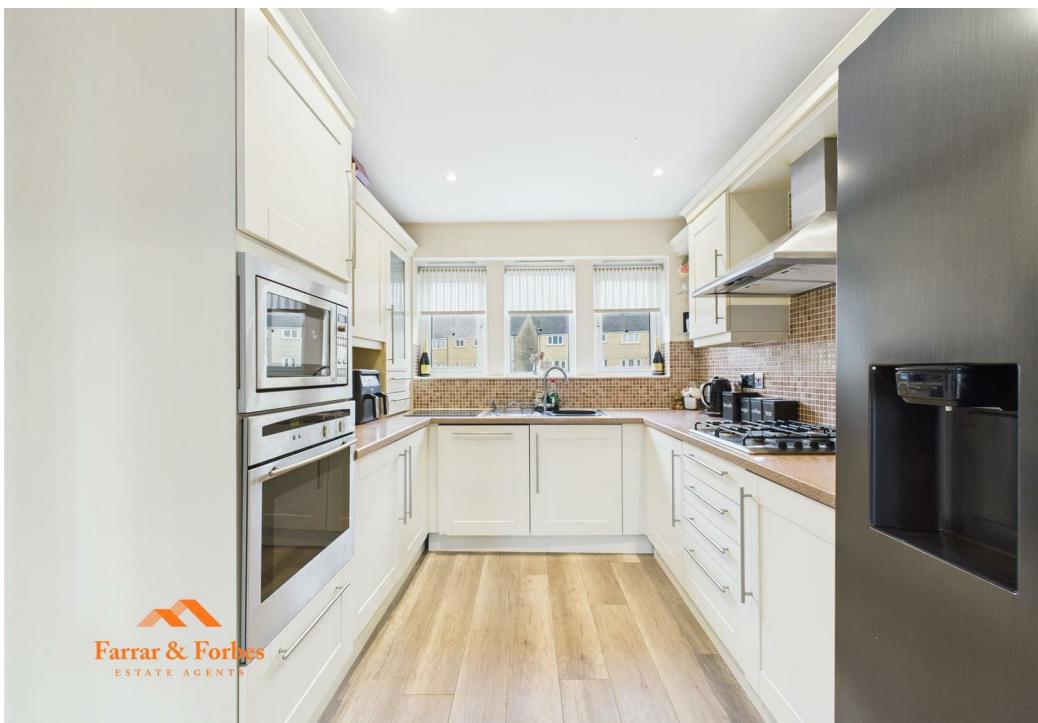


52 Holmefield Gardens, Barrowford, Nelson, BB9 8NW

Offers over £180,000

Council Tax Band:



This three-storey townhouse is ideal for first-time buyers, ready to move in and priced to sell. Located on a quiet cul-de-sac, it is close to Nelson & Colne College, the M65, and a selection of local shops and bistros.

The property features a block-paved driveway and an integral garage leading to a rear patio and garden. On the ground floor, there is a utility room with plumbing for a washing machine and a convenient downstairs WC.

The first floor offers a spacious open-plan kitchen and living area arranged in an L-shape, complete with a Juliet balcony. The kitchen is finished in cream wall, base, and drawer units with built-in appliances, including a gas hob with circulator hood and double oven.

The top floor comprises two double bedrooms, with the main bedroom offering lovely views, and a modern four-piece bathroom with a low-level WC, hand wash basin, tiled bath, and separate quadrant shower, fully tiled from floor to ceiling.



# Farrar & Forbes

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1 Arcadia Market Street

Colne

Lancashire

BB8 0HX

01282 914042

[Info@farrarandforbes.co.uk](mailto:Info@farrarandforbes.co.uk)



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