



154 Gisburn Road
Barnoldswick



154 Gisburn Road

Barnoldswick, BB18 5LQ

Guide Price: £250,000

LOCATION

Located in a particularly sought after area of Barnoldswick, the property is a stones throw away from local amenities, schools and transport links whilst still offering a peaceful location this delightful two bedroom detached bungalow requires some cosmetic improvement which is amply reflected in the asking price.

DESCRIPTION

With two generously sized bedrooms, a spacious living room/dining room and functional kitchen, the spacious layout provides plenty of opportunity to transform it into a dream home. The property also features private gardens to the rear, a double garage and a large driveway to the front.

The property briefly comprises:

Entrance into Living Room; Dining Room; Hallway; Fitted Kitchen electric hob and oven; Pantry; Porch; House Bathroom with separate bath and shower; Master Bedroom to the front including fitted wardrobes; Double Bedroom to the rear including ample fitted storage; Private garden to the rear.

SERVICES

Mains electricity, gas water and drainage are connected to the property. None of the services have been tested and Purchasers are advise to make their own enquiries as appropriate.

TENURE

The property is sold freehold with vacant possession upon completion.

EPC

The property has an EPC rating of E (54).

COUNCIL TAX

The property is in Council Tax Band “E”. The normal charge for Band “E” properties in Barnoldswick in Pendle Borough for 2024/2025 is £3,084.34.



DIRECTIONS:

Follow the B6251/Manchester Road for approximately one mile towards Bracewell.

154 Gisburn Road is located on the Right Hand Side directly off the main road. A For Sale board will be erected outside the property.

WHAT3WORDS

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VIEWING ARRANGEMENTS

Viewing strictly by appointment with sole selling agents, WBW Surveyors Ltd. Please contact Rachel Atkinson on 01756 692900 or by email:

rachel.atkinson@wbwsurveyors.co.uk

Particulars prepared March 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: 01756 692 900
www.wbwsurveyors.co.uk

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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.