




12 Vicarage Road, Kelbrook
Barnoldswick

Offers Over £225,000



12 Vicarage Road

Kelbrook, Barnoldswick

Located on Vicarage Road in the charming village of Kelbrook, this beautiful stone-built mid-terrace home is perfectly positioned close to local pubs, countryside walks, and well-regarded schools, making it an ideal family home.

Stepping inside, you are welcomed by a spacious lounge featuring traditional sash windows and a cosy multi-fuel burner, creating a warm and inviting atmosphere. Character continues throughout the property with cottage-style doors and classic latch handles.

The kitchen/diner is arranged in a practical U-shape layout and fitted with matching cream wall, base, and drawer units, complemented by contrasting oak worktops and a ceramic Belfast sink. Integrated appliances include a fridge/freezer and dishwasher, while a freestanding range cooker completes the space perfectly.

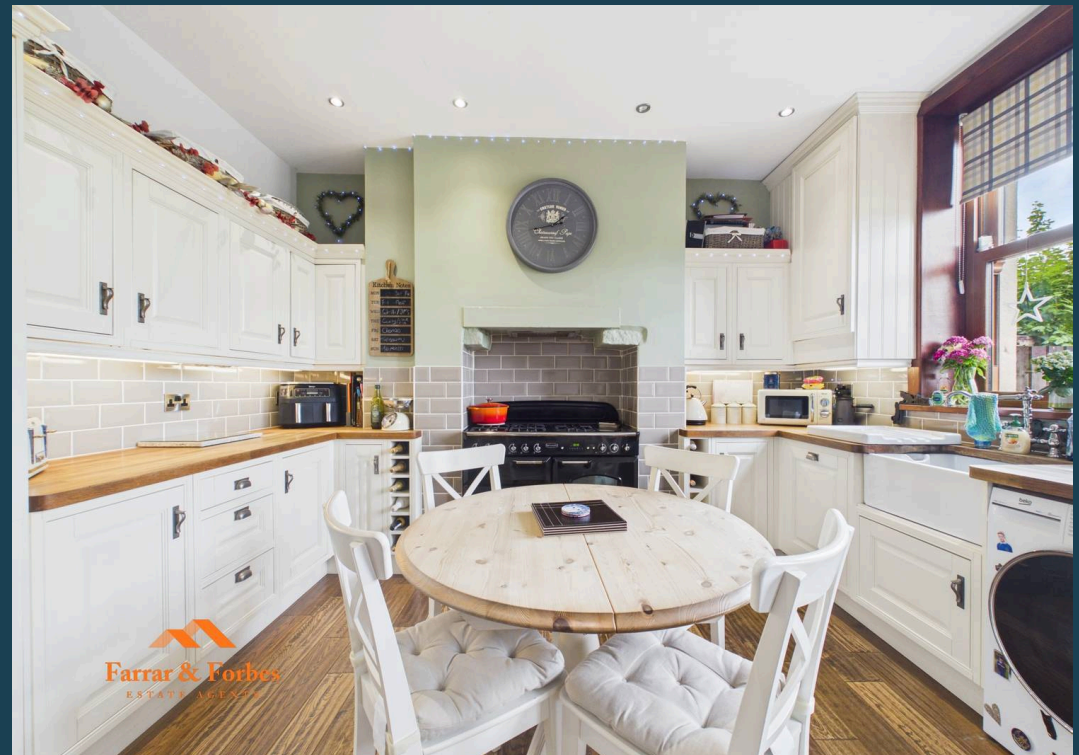
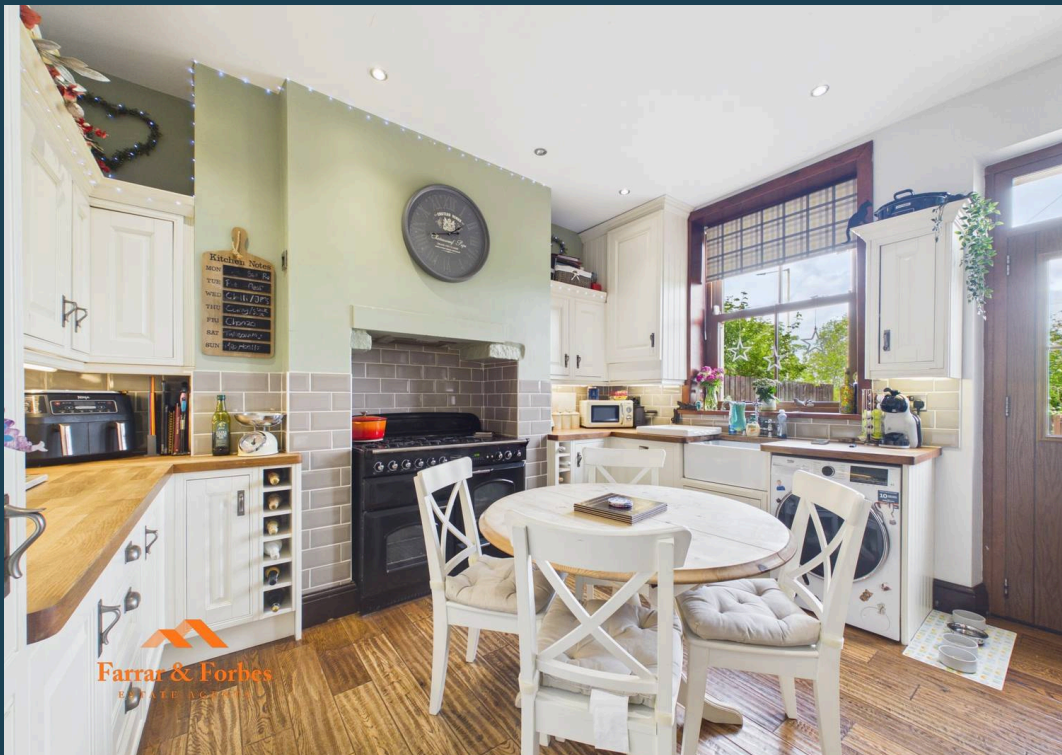
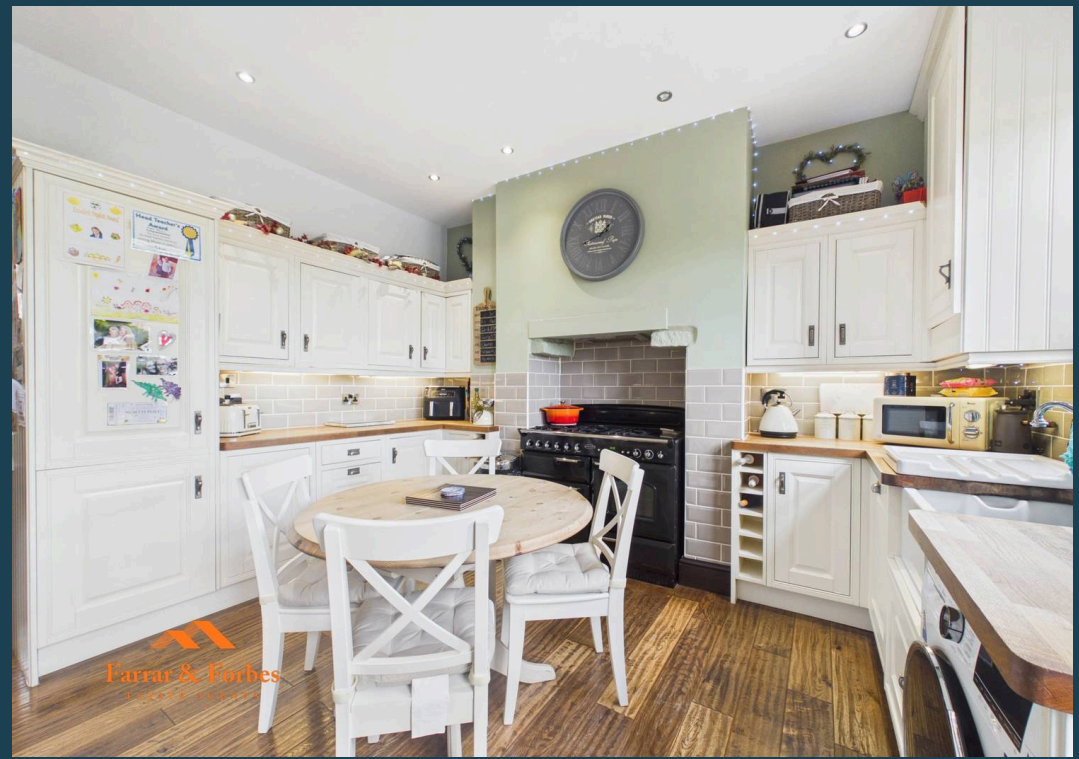
To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from a dedicated wardrobe area. The stylish bathroom comprises a low-level WC, pedestal wash basin, slipper bath with overhead shower, and a traditional heated towel radiator.

The converted attic provides a versatile additional room, ideal for use as a guest bedroom, home office, or playroom. It also offers excellent storage within the eaves and enjoys natural light from a Velux window.

Externally, the rear garden has been designed for low maintenance with attractive Indian stone paving and enjoys sunshine throughout the day. Backing onto open fields and a gentle stream, it offers a peaceful setting where you can relax and enjoy the countryside views. To the front, the property boasts charming kerb appeal with a garden forecourt and attractive sash-style uPVC windows.

The property has had a full re-roof, and an updated boiler with a 10 year warranty.

- Lounge With Multi-Fuel Burner
- Sash Windows
- Two Bedrooms & Attic Room
- Indian Stone Paved Garden
- Lovely Stram & Views To The Rear
- Village Location





Approximate total area⁽¹⁾
32.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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