



**Unique 4 bedroom end terrace with workshop.**

## **FOR SALE**

**14 CEMETERY ROAD  
EARBY  
BARNOLDSWICK  
LANCASHIRE  
BB18 6QX**

**1,886 Sq Ft (175.21 Sq M)**

- Sought after location.
- Private garden to the rear.
- Lounge & living room.
- Modern fitted kitchen
- 4 Bedrooms (incl attic), master with ensuite & family bathroom.
- Attached reception area and workshop with business also available for sale by separate negotiation.
- Ideal for someone looking to run a business from home.

### Location

The property is located off Water Street on Cemetery Road and close to its junction with Alder Hill Street in a popular residential area.

### Description

Spacious 4 bedroom end terrace with attached workshop in a sought after location ideal for someone looking to run a business from home and there is class B1 use in place.

Property comprises of lounge with stairs providing access to the first floor, living room with multi fuel stove and understairs storage. Modern kitchen with a range of matching wall and base units with complimentary work surfaces, integral oven, hob and extractor hood.

To the first floor is a landing, three good sized bedrooms. The master benefits from having fitted wardrobes and three piece en-suite shower room with low flush w.c, pedestal wash hand basin, double shower cubicle. Bathroom houses three piece suite comprising low flush w.c, vanity sink unit and large panel bath with shower over and storage cupboard with gas fire combination boiler. To the 2nd is a spacious attic 4th bedroom with eaves storage.

Attached workshop and reception area is a large attached stone building is currently being used a reception area & workshop for a local digital printing business with power and lighting, water supply and door to the front and upvc double glazed window to the front.

The workshop is currently being used as a digital printing business and the owners will consider a sale of the business by separate negotiation. We are informed the business generates a reasonable income for anyone wishing to work from home and could generate an income from day one. The business has a lot of repeat work and would suit someone who wishes to work part time.

Externally to the front is a garden forecourt. To the rear is an enclosed rear garden with Indian stone patio, raised timber decked area, raised beds with bedding plants and shrubbery.

### GROUND FLOOR

Reception 21.14 sq.m (231.65 sq.ft)

Workshop 37.08 sq.m (403.1 sq.ft)

Lounge 15.23 sq.m (152.66 sq.ft)

Living Room 17.64 sq.m (192.00 sq.ft)

Kitchen 11.29 sq.m (124.02 sq.ft)

### FIRST FLOOR

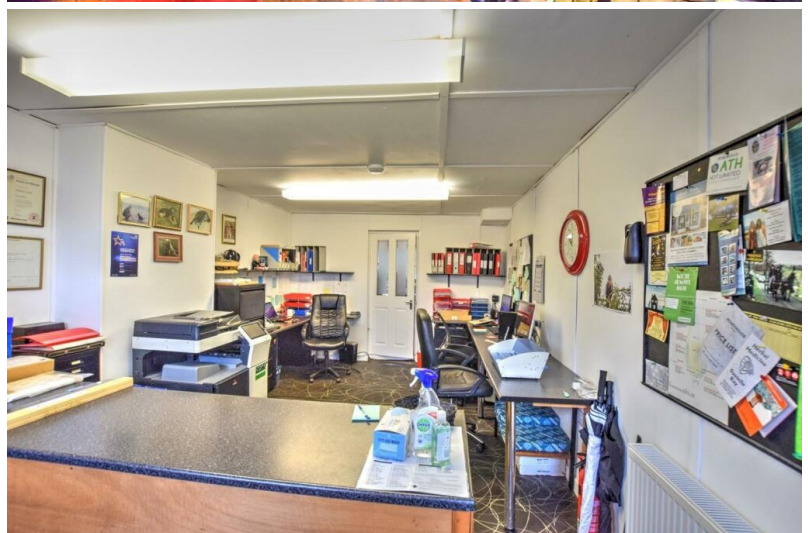
Bedroom 1 20.52 sq.m (207.05 sq.ft) Not inc ensuite

Bedroom 2 16.08 sq.m (174.00 sq.ft)

Bedroom 3 7.36 sq.m (81.12 sq.ft)

### SECOND FLOOR

Attic Bedroom 17.27 sq.m (187.5 sq.ft)



### Planning

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

### Price

£260,000 (Two hundred and sixty thousand pounds)

### Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £1,675 per annum (2022/23).

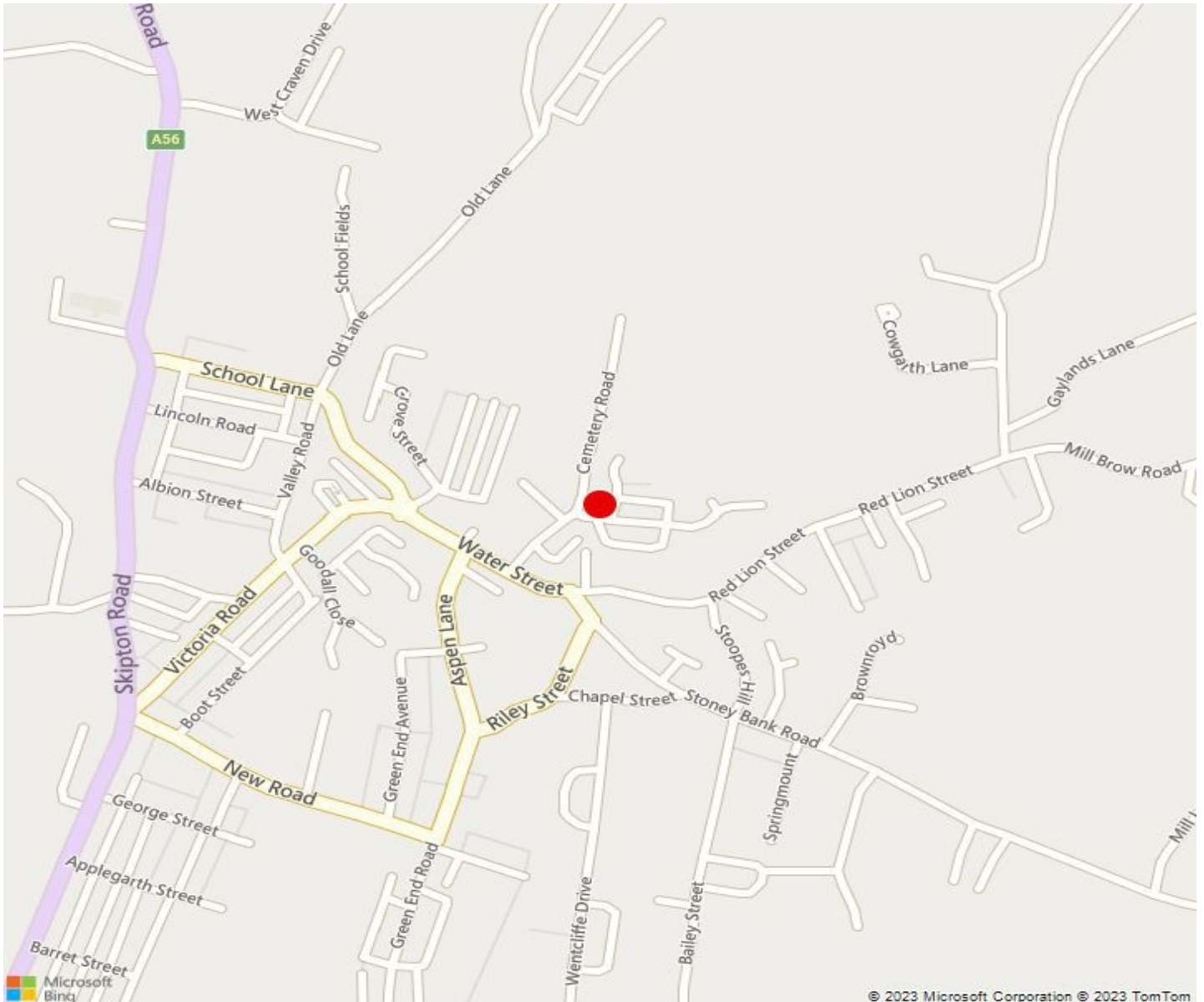
### Services

We understand that the property has all mains services.

### Services Responsibility

Interested parties must satisfy themselves as to the location and capacity of the services.





## Additional Information

### Viewings

Petty Chartered Surveyors  
Suite 125b, Empire Business  
Centre 2 Empire Way Off  
Liverpool Road Burnley BB12  
6HH

### Legal Costs

Each party is responsible for  
their own legal costs.

### VAT

All Prices quoted are exclusive  
of, but may be subject to VAT at  
the prevailing rate.

### DISCLAIMER

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