

**Sally
Harrison**
ESTATE AGENTS

Offer Around £117,500 Freehold



**12 Rook Street, Barnoldswick, Lancashire
BB18 5BW**



PROPERTY DESCRIPTION

This stone built garden fronted mid terraced house is well situated in a popular residential area, conveniently located within easy walking distance of the town centre shops, cafes and other amenities. In need of modernising and updating, which is reflected in the asking price, this nicely proportioned home offers great potential and scope to create an excellent home.

Having the benefit of pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall, a good-sized sitting room, with a tiled fireplace and an open fire and glazed double doors opening into the generously proportioned living/dining room. The nice sized kitchen has fitted units, there are two spacious double bedrooms on the first floor and a shower room, fitted with a three-piece white suite, including a larger than standard shower cubicle. At the rear is an enclosed paved yard with an extremely useful attached outbuilding. NO CHAIN INVOLVED.

FEATURES

- Stone Built, Garden Fronted Mid Terr
- Close to Town Centre Shops & Amenities
- Nicely Proportioned Living Space
- Requires Modernising & Updating
- Hall & Sitting Rm with F'place & Open Fire
- Spacious Living/Dining Rm & Kitchen
- 2 Good Sized Dble Bedrms & Shower Rm
- Enclosed Yard with Useful Outbuilding
- PVC Dble Glazing & Gas Central Heating
- No Chain Involved





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a matching window light above. Radiator, wall mounted coat hooks and stairs to the first floor.

Sitting Room

12' 0" x 11' 2" (3.66m x 3.40m)

This good sized room has a tiled fireplace, with an open grate for a solid fuel fire, base cupboards built into both chimney breast alcoves, a pvc double glazed window, radiator and frosted glass double doors opening into the living/dining room.

Living/Dining Room

15' 2" x 13' 0" into alcoves and recess (4.62m x 3.96m into alcoves and recess)

This generously proportioned second reception room has a tiled fireplace, with a fitted gas fire, a pvc double glazed window, radiator and telephone point.

Kitchen

9' 4" x 8' 3" (2.84m x 2.51m)

The nice sized kitchen has fitted units, worktops, with tiled splashbacks, a single drainer sink and a gas cooker point. Under-stairs storage cupboard, with fitted shelves. PVC double glazed, frosted glass window and a pvc double glazed, frosted glass external door.

First Floor

Landing

PVC double glazed window, access to the loft space and useful over-stairs storage cupboard, with fitted shelves.

Bedroom one

14' 8" x 10' 3" into alcoves (4.47m x 3.12m into alcoves)

This spacious double room has a pvc double glazed window and a radiator.

Bedroom Two

12' 7" x 10' 8" into alcoves (3.84m x 3.25m into alcoves)

This second double room has a pvc double glazed window and the wall mounted gas combination boiler is also fitted in this room.

Shower Room

Fitted with a three piece white suite, comprising a larger than average, fully tiled shower cubicle, fitted with an electric shower, a w.c and a pedestal wash hand basin. PVC double glazed window and a radiator. Although currently fitted with a shower, there is ample space, if the shower cubicle was taken out, to install a bath in the room.



Outside

Front

Paved forecourt

Rear

Enclosed, paved yard, with a useful outbuilding, attached to the kitchen, with electric power and light.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and then go straight ahead at the traffic lights by the Police Station, into Essex Street, and take the second right turning into Rook Street.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

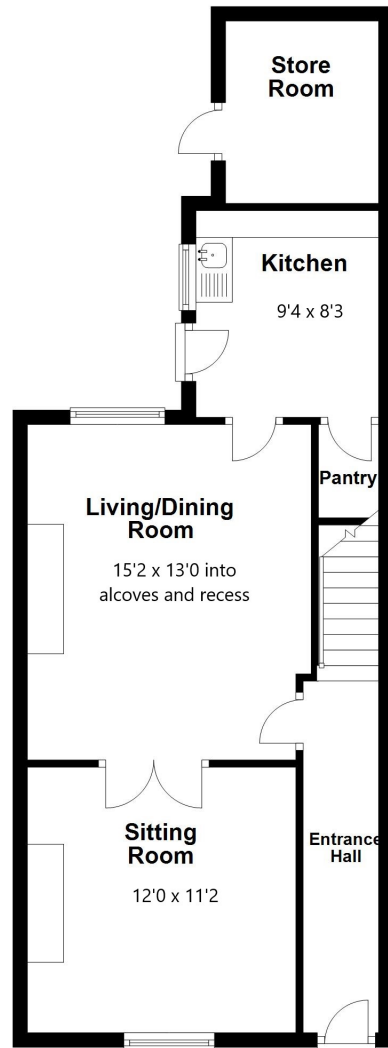
14K23TT

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

FLOORPLAN

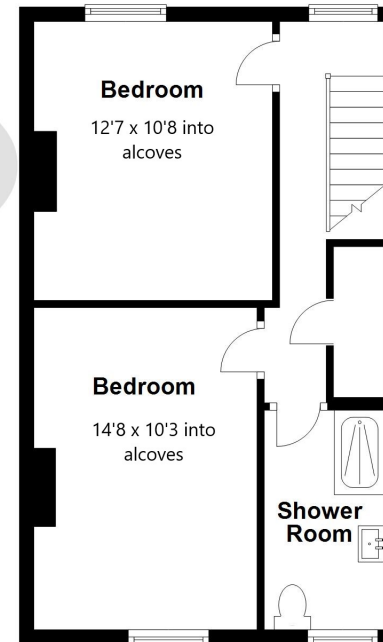
Ground Floor

Approx. 53.5 sq. metres (575.7 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 94.0 sq. metres (1012.3 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

