



30 Sisters' Cottage, Waterloo Road,
Kelbrook, Lancashire BB18 6TZ



PROPERTY DESCRIPTION

Internal viewing is absolutely essential to fully appreciate not only the size of this delightful home, but also the numerous qualities and impressive attributes it has to offer. A two storey extension has been added to the rear, so the appearance from the front of the cottage really bears no resemblance to the surprisingly deceptively spacious interior. Providing well presented, tastefully furnished living space, this appealing property enjoys a desirable village location with the benefit of a pleasant open outlook from the front and lovely views from the rear. Having the advantage of a charming, nice sized garden, which has a raised Indian stone flagged patio, surrounded by a glass and chrome balustrade and a lawn with a slate covered area surrounded by raised garden beds, is yet another of the alluring attributes offered by this lovely abode.

FEATURES

- Beautiful Extended Home in Village Loc
- Impressive, Spacious Accommodation
- Many Desirable & Enticing Attributes
- Ent. Porch & Sitting Room with Stove
- Fabulous Open Plan Living/Dining Kitchen
- Attractive Ftd Kitchen inc. Appliances
- 2 FF Dble Bedrms - Both with Ftd W'robes
- Superb 4 Pc Bathrm with Large Shower
- Fantastic SF Bed/Sitting Rm & Wash Rm
- Delightful Garden & Lovely Views F & R
- PVC Double Glazing & Gas Central Heating
- Viewing Essential to Apprec - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

5' 2" x 3' 8" plus recesses (1.57m x 1.12m plus recesses)

Attractive composite entrance door, with a pvc double glazed, frosted glass window to one side. Tiled floor and a part glazed internal door leading into the sitting room.

Sitting Room

13' 11" plus recess x 13' 3" plus alcoves, less stairwell (4.24m plus recess x 4.04m plus alcoves, less stairwell)

This charming and inviting sitting room features a fireplace, recessed into the chimney breast, with a beam lintel above and stone flagged hearth, fitted with a multi-fuel stove. There are downlights fitted in both chimney breast alcoves, with glass display shelves and a base cupboard built into one of the alcoves. This lovely room enjoys an open aspect and view from the pvc double glazed window and has a radiator, wood finish laminate flooring and an open, return staircase leading up to the first floor and a spindled balustrade, with a useful under-stairs storage cupboard.

Extended Kitchen & Open Plan Living/Dining Room

Without question, one of the main highlights of this truly exceptional abode, this fabulous and particularly impressive room is laid throughout with wood finish laminate flooring and is perfect for modern day family living.

Kitchen

13' 3" x 9' 11" (4.04m x 3.02m)

Stylishly furnished and well equipped with a good range of attractive wood fronted shaker style units and drawers, wood effect laminate worktops, with matching upstands, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven/grill, an electric induction hob, with a tiled splashback and extractor canopy over, as well as an integral dishwasher, fridge/freezer and washing machine. PVC double glazed window, downlights recessed into the ceiling and the gas condensing combination central heating boiler is concealed in a cupboard matching the units, .

Living/Dining Room

12' 1" x 10' 1" plus recess (3.68m x 3.07m plus recess)

This delightful, good sized room features pvc double glazed bi-folding doors, which open onto a raised patio, and has a contemporary upright radiator and television aerial point.

Ground Floor W.C.

Fitted with a two piece white suite, comprising a w.c. and a wash hand basin, with a cabinet below.

First Floor

Landing

Downlights recessed into the ceiling and a pvc double glazed window. A door gives access to a second landing area.

Bedroom One

12' 0" x 9' 4" plus recess (3.66m x 2.84m plus recess) plus 10' 1" x 6' 9" (3.07m x 2.06m)

This superb 'L' shaped room incorporates a dressing area and has the benefit of a door giving direct access into the family bathroom. Located at the rear of the property, the double bedroom has pvc double glazed French windows, with a glass and chrome 'Juliette' style balcony which take full advantage of the wonderful long distance views. It also has a radiator, wall light points, television aerial point and wood finish laminate flooring. The dressing area has a built-in wardrobe and matching shelved cupboard, with drawers below, downlights recessed into the ceiling and wood finish laminate flooring.

Bedroom Two

11' 3" x 7' 1" plus recesses (3.43m x 2.16m plus recesses)

Also having the benefit of stunning, far reaching rural views, this time from the front, this second double room has a pvc double glazed window, radiator, television aerial point, a built-in wardrobe, with a storage cupboard above, and wood finish laminate flooring.

Bathroom

10' 1" x 6' 3" (3.07m x 1.91m)

This larger than average, fully tiled bathroom is fitted with a modern four piece white suite, comprising a shower cubicle, with a fixed 'rainfall' style shower head and an additional, flexible shower head, a bath, with a mixer tap, a w.c. and a wash hand basin, with a cabinet below and a vanity mirror above. There is also an electric shaver point, chrome finish radiator/heated towel rail, a pvc double glazed, frosted glass window, an extractor fan and downlights recessed into the ceiling.

Second Landing Area

PVC double glazed window, with superb views, and stairs to the second floor.



Second Floor

Bedroom Three

28' 5" x 12' 0" plus recess less stairwell (8.66m x 3.66m plus recess less stairwell)

With restricted headroom in parts, this huge, absolutely fabulous room benefits from the beautiful views and provides a perfect bed/sitting room for a teenager or young adult. It is laid with wood finish laminate flooring, has a pvc double glazed window, radiator and television aerial point. There are three pvc double glazed Velux windows, all fitted with black out blinds, downlights recessed into the ceiling and under-eaves storage space.

Wash Room

Fitted with a modern two piece white suite, comprising a w.c. and a wash hand basin, with a cabinet below.

Outside

Front

Indian stone flagged forecourt. An Indian stone flagged pathway extends down the side of the cottage to a wooden gate, which, in turn, gives access into the rear garden.

Side

There is a double width off road parking area between numbers 30 and 32 Waterloo Road and we understand that the owners/occupiers of those properties, along with the owners/occupiers of numbers 28 and 26, share the use of this land (formerly the site of outbuildings belonging to the cottages) on a first come first served basis.

Rear

Another extremely enticing asset of this especially alluring dwelling, the attractively landscaped garden is set on two levels, with the upper level being laid with Indian stone flags, part of which forms a raised patio, with a surrounding glass and chrome balustrade. The lower level consists of a lawn, an area covered with chopped slate and surrounding beds/borders, stocked with a variety of shrubs and flowering plants. External light and cold water tap.

Directions

Proceed out of Barnoldswick along Kelbrook Road, past the Sports Centre and West Craven High School, straight through the crossroads in Salterforth to the large roundabout at the end of Kelbrook Road. Take the first exit off the roundabout into Colne Road, then turn first right into Main Street. and first right again into Waterloo Road.

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

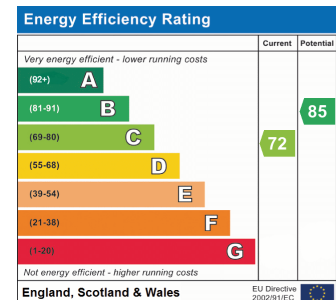
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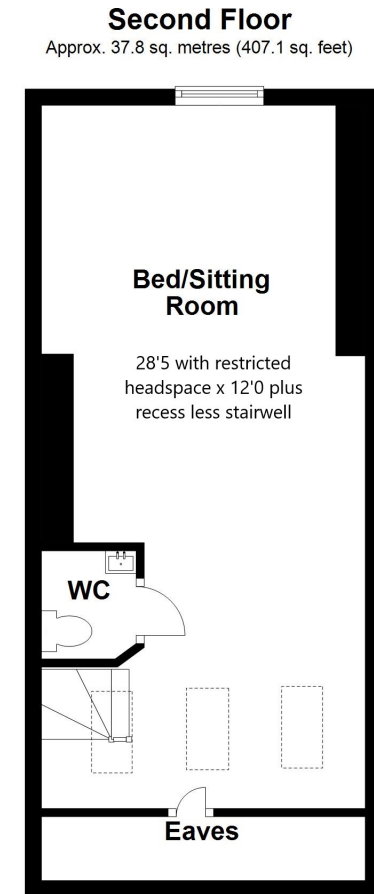
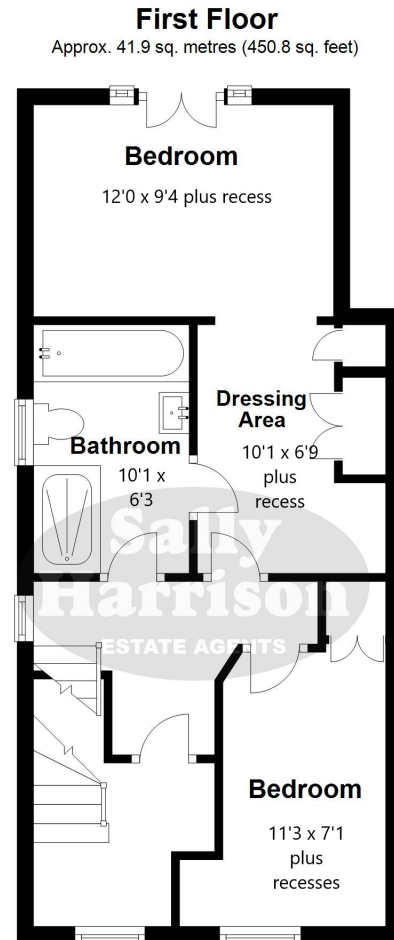
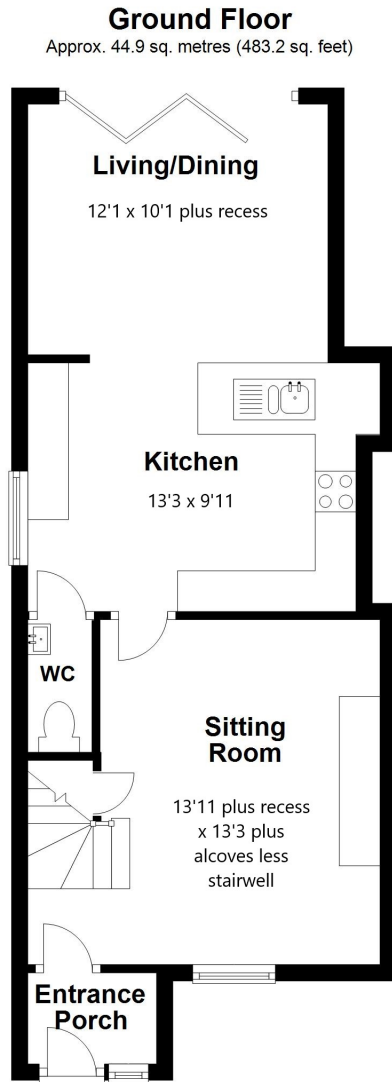
House to Sell?

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

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FLOORPLAN



Total area: approx. 124.6 sq. metres (1341.2 sq. feet)

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