







## PROPERTY DESCRIPTION

Early viewing is strongly recommended on this substantial, deceptively spacious end terraced house, which is laid over four floors and has been considerably upgraded by the present owner to include a full overhaul of the main roof of the house in 2024 and replacement of the majority of the windows and both external doors in 2019. This excellent family home also has the advantage of a detached single garage, which is situated on a rented site, opposite the house on Stuart Street. Suitable for a wide variety of prospective buyers, this well presented home must be viewed to fully appreciate the many appealing attributes it has to offer.

## FEATURES

- Deceptively Spacious Family House
- Well Presented & Attractively Furbished
- Considerably Upgraded by Present Owner
- Delightful Sitting Room
- Living/Dining Rm with F'place & Open Fire
- Extndd Br'kfst Kitchen inc. Dble Oven & Hob
- Large, Extremely Useful Basement Rm
- 3 Double Bedrooms inc. Attic
- Tastefully Furbished, Half Tiled Shower Rm
- Garage on Rented Site & Parking
- PVC Double Glazing & Gas Central Heating
- Early Viewing Strongly Recommended





ROOM DESCRIPTIONS

Ground Floor

**Entrance**  
Attractive composite entrance door, with a pvc double glazed, frosted glass window light above.

**Sitting Room**  
14' 0" x 11' 9" plus recesses (4.27m x 3.58m plus recesses)  
This extremely pleasant room has an open aspect from the two pvc double glazed windows in the front elevation, a radiator, wood effect laminate flooring and a short, four step staircase, with a spindled balustrade, leading to the living/dining room. There is also a door giving access to the cellar.

**Living/Dining Room**  
12' 2" x 12' 1" plus alcoves (3.71m x 3.68m plus alcoves)  
This charming second reception room is laid with wood finish laminate flooring, features a superb stone fireplace, recessed into the chimney breast, fitted with an open grate for a solid fuel fire, and has a pvc double glazed window, a radiator and enclosed stairs to the second floor, with a pvc double glazed window at the foot of the stairs.

**Extended Breakfast Kitchen**  
21' 2" x 5' 8" (6.45m x 1.73m)  
The good sized extended kitchen has fitted units, laminate worktops, with tiled splashbacks, a breakfast bar, and a single drainer sink, with a mixer tap/flexible hose. It also has a built-in double oven/grill, a gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine, space for a condenser tumble dryer, two pvc double glazed windows, a radiator, tile effect Karndean flooring and a pvc double glazed, frosted glass external door. It also houses the wall mounted gas condensing combination central heating boiler.

**Cellar**  
13' 4" into alcoves x 12' 2" plus recess (4.06m into alcoves x 3.71m plus recess)  
Providing excellent space either for storage or as a hobby room, the cellar has electric power and light and a radiator.

**First Floor**  
**Landing**  
Feature panelling to dado height on the walls, radiator and enclosed stairs to the second floor.

**Bedroom One**  
12' 2" plus recess x 10' 4" (3.71m plus recess x 3.15m)  
This good sized double room has two pvc double glazed windows, a radiator and an over-stairs storage cupboard/wardrobe.

**Bedroom Two**  
10' 4" plus alcoves x 10' 2" (3.15m plus alcoves x 3.10m)  
This second double room has a pvc double glazed window, with an open aspect, radiator and under-stairs storage cupboard.

**Shower Room**  
7' 10" x 5' 11" (2.39m x 1.80m)  
Attractively re-furnished, the half tiled shower room is fitted with a three piece white suite, comprising a larger than average, fully tiled shower cubicle, with a fixed 'rainfall' style shower head, plus an additional, flexible shower head, a w.c. and a vanity wash hand basin, with a mixer tap, set on a base unit, incorporating cupboards and drawers, with a mirror fronted cabinet above. Radiator/heated towel rail, pvc double glazed, frosted glass window, tile effect laminate flooring, downlights recessed into the ceiling and an extractor fan.

Second Floor

**Attic/Bedroom Three**  
16' 10" plus recess x 12' 11" reducing to 12' 3 (5.13m plus recess x 3.94m reducing to 3.73m)  
This fabulous third double bedroom has a pvc double glazed window in the gable end wall, a pvc double glazed Velux window, radiator and an under-eaves storage area, which is boarded and has an electric light.

**Outside**  
**Front**  
Forecourt, providing off road parking space, and external electric power points.  
**Rear**  
Enclosed, resin covered yard, with a cold water tap.

**Detached Garage**  
19' 8" x 9' 8" (5.99m x 2.95m)  
Included in the sale is a detached garage, with an up and over door, which is located very close to the house on Stuart Street, and there is space in front of the garage to park a vehicle. The garage site is rented from Pendle Borough Council for £132.00 per year (2025/2026) and there would an administration charge payable to the Council for transferring the tenancy of the site to the buyers of the house, which is currently £54.00.

**Special Note**  
The house is fitted with three CCTV cameras and a hard drive.

**Directions**  
Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and continue on to the traffic lights by the Police Station. Turn left immediately through the lights into Rainhall Road, continue down the hill and then take the second left turning, after the bungalows on the left, into Valley Road. Go past the Park on the left and the house is on the left immediately after the turning into Stuart Street.

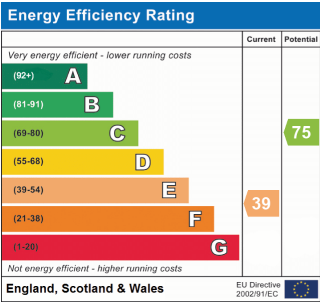
**Viewings**  
Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

**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.

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FLOORPLAN



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Plan produced using PlanUp.

