

**Sally
Harrison**
ESTATE AGENTS

Offers Around £119,950 Freehold



28 Cobden Street, Barnoldswick,
Lancashire BB18 5AJ



PROPERTY DESCRIPTION

This deceptively spacious, well presented stone built, mid terraced house is located in a popular residential area, conveniently situated within easy walking distance from the shops, cafés, and other amenities in the town centre. This extremely appealing home offers tastefully furnished and decorated, good sized living space and is absolutely perfect as a starter home for first time buyers or for those looking for a buy to let investment. Early internal viewing is strongly recommended so as not to miss out on the chance to acquire this delightful abode and also in order to fully appreciate all it has to offer.

Benefitting from pvc double glazing and gas central heating, run by a combination boiler, the accommodation briefly comprises a pleasant sitting room, with a log and flame effect electric fire, a living/dining room, with a fireplace and flame effect electric fire, and an attractively fitted kitchen, which includes built-in appliances, namely an electric oven, a gas hob, with an extractor over, and a fridge freezer.

On the first floor there is a generous double bedroom, with a particularly useful walk-in storage cupboard, a second bedroom, providing a small double or large single room, and a larger than average bathroom, fitted with a modern four piece white suite, including a separate shower cubicle and a double ended bath, with a central mixer tap and flexible shower attachment. On the second floor is a superb attic bedroom, a third good double room, which is beneficial attribute of this great family home. To the rear of the house is a nice sized, enclosed yard. NO CHAIN.

FEATURES

- Stone Built Mid Terrace House
- Nicely Proportioned & Tidily Presented
- Popular Location Close to Town Centre
- Ideal for FTB's or Rental Investor
- Pleasant Sitting Rm with Electric Fire
- Spacious Living/Din Rm - F'place & Fire
- Attractive Ftd Kit with Built-in Appl'ces
- 3 Good Sized Bedrooms inc. Attic Room
- Large 4 Pc Bathrm - Modern White Suite
- PVC DG & GCH - Early Viewing Highly Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed, frosted glass entrance door, with a window light above, leading into the sitting room.

Sitting Room

13' 7" into alcoves x 11' 3" plus recess (4.14m into alcoves x 3.43m plus recess)

This pleasant room has a pvc double glazed window, an electric flame effect fire, recessed into the chimney breast, a radiator and television aerial point.

Inner Hall

Stairs leading to the first floor.

Living/Dining Room

14' 2" x 13' 8" into alcoves (4.32m x 4.17m into alcoves)

The spacious living/dining room has a fireplace, fitted with an electric fire, a pvc double glazed window, radiator, telephone point and under-stairs storage cupboard, with fitted shelves and an electric light.

Kitchen

9' 4" x 6' 6" (2.84m x 1.98m)

Fitted with attractive, cream shaker style units and drawers, granite worktops, with matching upstands, and a sink, with a mixer tap, the kitchen also has a built-in electric oven, a gas hob, with an extractor hood over, and an integral fridge freezer. PVC double glazed window, half glazed pvc double glazed external door and a chrome finish radiator/heated towel rail. Access to the roof space.

First Floor

Landing

Spindled balustrade, radiator and enclosed staircase leading to the attic bedroom.

Bedroom One

13' 7" into alcoves x 11' 3" (4.14m into alcoves x 3.43m)

This good sized double room has a pvc double glazed window, radiator and a built-in over-stairs cupboard/wardrobe.

Bedroom Two

11' 9" x 7' 5" (3.58m x 2.26m)

A nice sized single or small double room, with a pvc double glazed window and a radiator.

Bathroom

11' 9" x 6' 0" into alcoves (3.58m x 1.83m into alcoves)

A particularly pleasing attribute, the larger than average bathroom is fitted with a modern four piece white suite, comprising a tiled shower cubicle, a double ended bath, with a mixer tap that has a hand-held shower attachment and a tiled splash-back, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail and a cupboard housing the gas combination central heating boiler.



Second Floor

Bedroom Three/Attic

12' 4" plus recess, less stairwell x 13' 5" (3.76m plus recess, less stairwell x 4.09m)

An extremely beneficial asset of this lovely abode, this generous double bedroom has a radiator and a skylight.

Outside

Rear

Nice sized, enclosed, paved yard, with a cold water tap and a useful outbuilding.

Directions

Proceed from our office on Church Street into Manchester Road. At the bottom of Manchester Road, turn first left into Chapel Street, go up the hill and then take the first right turning into Cobden 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

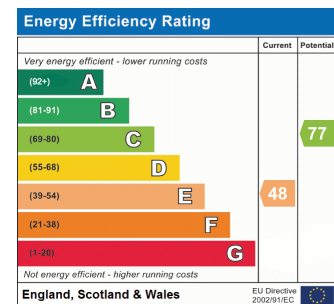
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

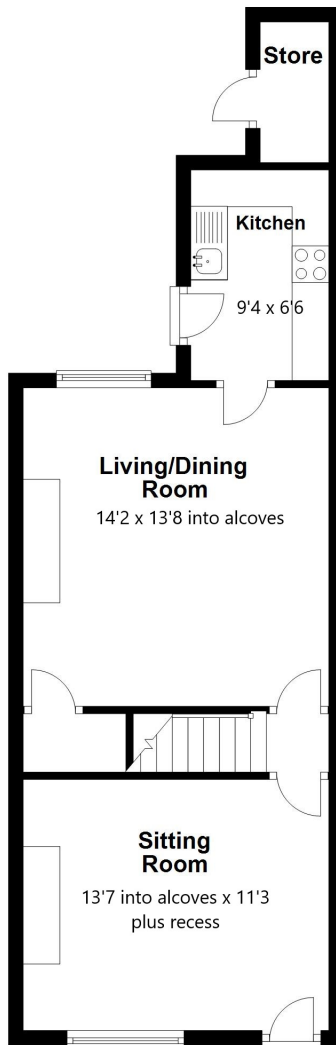
15L23TT/07E24TT



FLOORPLAN

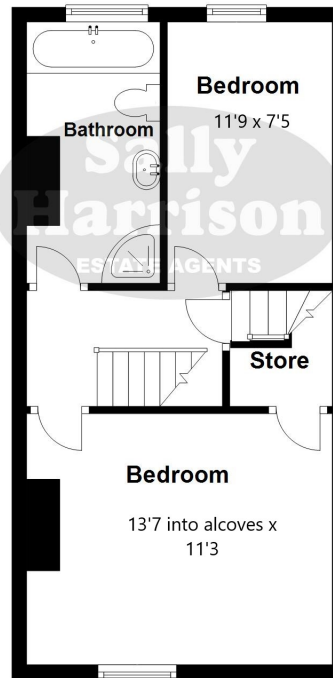
Ground Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Second Floor

Approx. 15.9 sq. metres (170.7 sq. feet)



Total area: approx. 96.3 sq. metres (1036.1 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.

