





PROPERTY DESCRIPTION

Set in the heart of Barnoldswick, this charming back to back cottage is situated within the town centre itself, so is perfect for those wanting just a short level walk to amenities, such as shops, cafés, the Doctors' Surgery and public transport, with other facilities and Valley Gardens Park also close by. Ideal for a single person, a first time buyer or a speculator looking for a rental or holiday home investment, this pretty abode has been upgraded considerably by the present owner, provides cosy and inviting living space, which is attractively and beautifully presented throughout, and must be viewed internally in order to appreciate.

Complemented by pvc double glazing and gas central heating, run by a condensing combination boiler, the accommodation briefly comprises a pleasant living/kitchen, featuring a fabulous stone fireplace fitted with a log burning stove and a fitted kitchen, with modern units and a built-in electric oven and hob, with a stainless steel extractor canopy over. On the first floor is a double bedroom with a wardrobe/dressing area incorporating shelving and hanging rails, and a tastefully re-furnished shower room, which has a three piece white suite, including a larger than average walk-in shower, incorporating a rainfall style shower head and an additional shower. Externally is a small timber log store. NO CHAIN INVOLVED.

FEATURES

- Utterly Charming Back to Back Cottage
- Attractively Refurb'd by Present Owner
- Set in the Heart of Barnoldswick
- Shops & Amenities Immediately on Hand
- Living Kitchen with Fireplace & Stove
- Double Bedroom with Wardrobe Area
- Tastefully Re-furnished Shower Room
- PVC DG & GCH - Viewing Highly Rec.
- Ideal for a FTB or Rental Investor
- External Log Store - No Chain Involved





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed entrance door.

Living Kitchen

12' 0" plus recess x 11' 10" less stairwell (3.66m plus recess x 3.61m less stairwell)

This charming, inviting and stylishly furbished room features a fireplace, recessed into the chimney breast, with a splendid stone mullion surround, fitted with a log burning stove, set on a stone hearth. The kitchen area has fitted base units, a laminate worktop, with tiled splashbacks, a sink, with a mixer tap, and a built-in electric oven and a ceramic electric hob, with a stainless steel extractor canopy over. There are pvc double glazed windows in two elevations, an open stone staircase, with a wrought iron balustrade, leading to the first floor and an under-stairs storage cupboard, which has shelves and an electric light. The floor is laid with wood effect tiles and there is also a built-in cupboard, which houses the gas condensing combination central heating boiler.

First Floor

Landing

Bedroom

9' 0" x 6' 6" plus recess, plus 3'11 x 3'0 (2.74m x 1.98m plus recess, plus 0.91m x 1.19m)

This double room has a large recess, providing a wardrobe/dressing area, which has shelves and hanging rails, a pvc double glazed window and a contemporary upright radiator. Access to the loft space.

Shower Room

The tastefully refurbished shower room is fitted with a three piece white suite, comprising a larger than standard, walk-in, tiled shower cubicle, with a fixed 'rainfall' style shower head, plus an additional, flexible shower head, a w.c. and a wash hand basin, with a mixer tap and tiled splashback, set on a base cupboard. The room is laid with quality Vinyl flooring, has a radiator/heated towel rail, an extractor fan and plumbing has been installed for a washing machine.

Outside

Side

Small timber log store.

Directions

From our office on Church Street, on foot, cross over the road and, at the side of 23 The Grill, turn right into Brook Street, then take the first left turning into Orchard 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

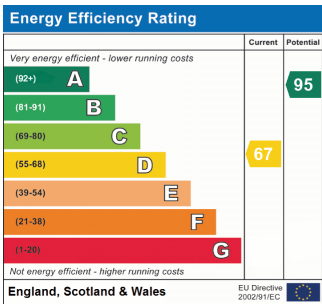
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

Approx. 13.2 sq. metres (142.3 sq. feet)



First Floor

Approx. 13.3 sq. metres (142.8 sq. feet)



Total area: approx. 26.5 sq. metres (285.1 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 warrant 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.