



## 1 Beech Grove, Barnoldswick, Lancashire . BB18 6AE

A perfect starter home for first time buyers and also ideal for those wanting to downsize, this beautifully and immaculately presented, stone built end terraced house is very strongly recommended for early viewing. Set in a pleasing, relatively traffic free location towards the outskirts of town, but also conveniently not far from most everyday amenities, this extremely appealing abode is attractively and tastefully furnished throughout and has a lovely front garden, as well as a nice sized, enclosed, patio/yard to the rear, which offers the potential, subject to Planning Permission, to be opened up to create off road parking space.

Boasting many desirable attributes and complemented by gas central heating and pvc double glazing, the nicely proportioned living space briefly comprises an entrance hallway, a good sized and very light and airy living room, which features a fireplace, fitted with a gas stove, and a spacious dining kitchen, fitted with a range of cream coloured units and including a built-in electric oven and gas hob, with an extractor canopy over.



**Offers Around £139,950 Freehold**



## PROPERTY DESCRIPTION

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The two double bedrooms on the first floor are both a decent size, with the larger of the two having a built-in wardrobe, with storage cupboards above. The bathroom has been stylishly refurbished to a high standard and is fitted with a three-piece white suite, including a bath, with a fixed 'rainfall' style shower over, plus an additional flexible shower head, and a vanity wash hand basin, with a cabinet below and matching mirror fronted cabinet above.

As with the interior of the house, the outside is impeccable and the front garden is a particularly alluring asset of this charming abode, laid with low maintenance artificial grass, edged with very attractive paving and chopped slate covered borders. As with the front garden, the block paved, enclosed patio/yard to the rear is another advantageous and noteworthy aspect of the property.

## FEATURES

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- Appealing Stone Built End Terr House
- Good Location - Handy for Amenities
- Immaculately & Tastefully Pres'td Throughout
- Ideal for FTB's or Those Downsizing
- Ent. Hallway & Delightful Living Rm
- Spacious Dining Kitchen inc. Oven & Hob
- 2 Double Bedrms - 1 with Built-in W'robe
- Superbly Refurb'd Bathrm - Shwr over Bath
- Attractive Garden & Block Paved Patio/Yard
- PVC DG & GCH - Early Vwg Strongly Rec



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hallway

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

#### Living Room

13' 11" x 11' 3" into alcoves and recess (4.24m x 3.43m into alcoves and recess)

This spacious light and airy room has a fireplace, recessed into the chimney breast, with a wood beam mantel above, fitted with a gas stove, which sits on a stone hearth. PVC double glazed windows in the front and gable elevation allow plenty of natural light into this charming room, one overlooking the front garden, and there is also a radiator, coved ceiling, wall light points and a television point.

#### Dining Kitchen

14' 5" x 9' 4" plus recesses and bay (4.39m x 2.84m plus recesses and bay)

The good sized kitchen allows ample space for a dining table and is fitted with cream units and drawers, laminate worktops, with tiled splashbacks and a single drainer sink. It also has a built-in electric oven, a gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine, a radiator, downlights recessed into the ceiling and a tiled floor. Two pvc double glazed windows, a further pvc double glazed bay window and a half glazed, pvc double glazed external door flood the kitchen with natural light and concealed in a cupboard matching the rest of the units is the gas combination central heating boiler. There is also a useful under-stairs storage cupboard/pantry, which has electric power and a light.

### First Floor

#### Landing

Access to the loft space.

#### Bedroom One

11' 7" x 11' 5" into alcoves, plus recess (3.53m x 3.48m into alcoves, plus recess)

This nice sized double room has a pvc double glazed window, a radiator and a built-in wardrobe, with a storage cupboard above.

#### Bedroom Two

11' 11" x 8' 3" (3.63m x 2.51m)

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

#### Bathroom

8' 7" x 5' 9" (2.62m x 1.75m)

Recently very stylishly and attractively refurbished, the bathroom is fitted with a three piece white suite, comprising a bath, with a mixer tap, a fixed 'rainfall' style shower over, plus an additional flexible

shower head, a glazed shower screen and ceiling height tiled splashback. There is also a w.c. and vanity wash hand basin, with a mixer tap, set on a base cupboard, with a tiled splashback and a mirror fronted cabinet mounted above. Chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window, downlights recessed into the ceiling and wood effect laminate flooring.

### Outside

#### Front

A charming feature of this lovely home, the front garden is mainly covered with low maintenance artificial grass, which is surrounded by stone flagged and chopped slate borders and a particularly attractive stone pathway, which leads to the front entrance door.

#### Rear

The good sized, enclosed rear yard is block paved and offers the potential (subject to Local Authority Planning Permission) to be opened up to create off road parking space.

### Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue, continue straight ahead at the traffic lights by the Police Station and then take the third left turning into Rook Street. Proceed down Rook Street, over the bridge and to the bottom of Lower Rook Street. At the 'T' junction, turn right and the entrance to Beech Grove is on the right.

### 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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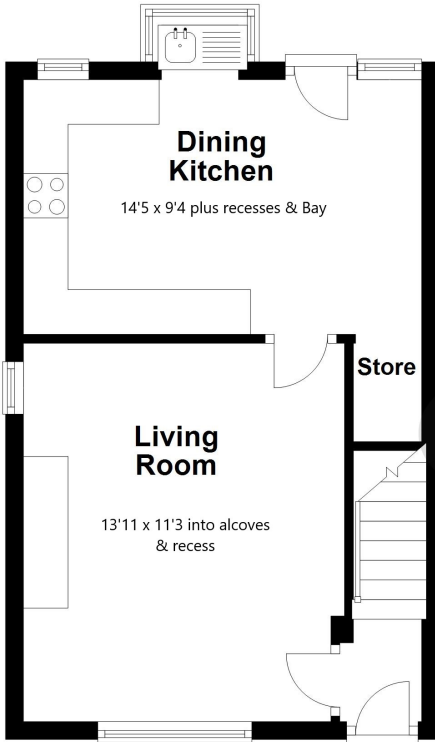


# FLOORPLAN & EPC



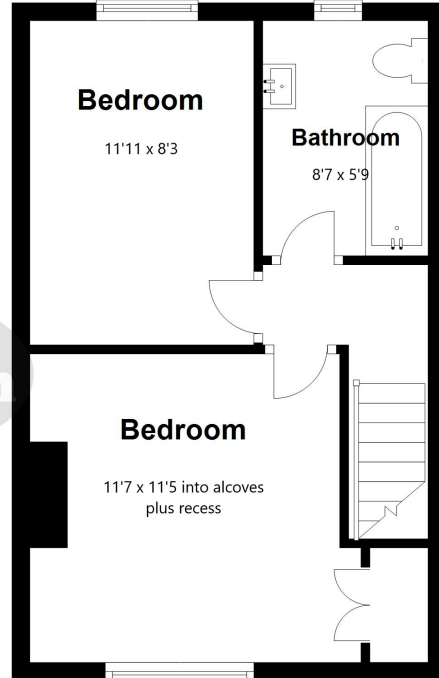
## Ground Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



## First Floor

Approx. 32.1 sq. metres (345.6 sq. feet)



Total area: approx. 64.5 sq. metres (694.1 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Barnoldswick  
 8, Church Street, Barnoldswick, BB18 5UT  
 01282 817755  
 sales@sallyharrison.co.uk