

**Sally
Harrison**
ESTATE AGENTS

Offers Around £129,950 Freehold



6 Cobden Street, Barnoldswick,
Lancashire BB18 5AJ



PROPERTY DESCRIPTION

Having the advantage of a pleasant open aspect and views from the front, this extremely appealing mid terraced house offers generously proportioned, well presented living space and an early and internal viewing is strongly recommended. Located in a popular residential area and conveniently located for access to shops, cafes and other amenities, this lovely home would be particularly ideal for a first-time buyer or buyers looking to be within easy reach of town.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises a large through living room and dining room, which is laid throughout with good quality wood finish laminate flooring, the dining room has a fireplace, with a living gas flame fire and there is a fireplace recessed into the chimney breast and fitted with a multi fuel stove in the living room. The extended breakfast kitchen is also a good size, fitted with modern cream shaker style units and a built-in oven and hob. There are two excellent double bedrooms, a box room, which is currently used for storage, but which could also be utilised as a study, and a nice sized bathroom, fitted with a three-piece white suite with a shower over the bath. To the rear is an enclosed yard.

FEATURES

- Appealing Mid Terr Hse - Ideal for FTB's
- Deceptively Spacious & Well Presented
- Pleasant Open Aspect/Views from Front
- Short Walk from Town Centre Amenities
- Generous Thro' Living Rm & Dining Rm
- Extended Ftd B'fast Kit inc Oven & Hob
- 2 Excellent Double Bedrms & Box Rm
- Bathrm with White Suite & Shwr over Bath
- PVC Dble Glazing & Gas Central Heating
- Early Internal Viewing Highly Rec.





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC entrance door, with a pvc double glazed window light above, opening into the open plan dining room and living room.

Open Plan Dining Room & Living Room

Dining Room

14' 4" x 14' 8" into alcoves (4.37m x 4.47m into alcoves)

This extremely pleasant, spacious room is laid with superior quality oak finish laminate flooring and features a modern fireplace, with a marble inset and hearth, fitted with a living flame gas fire. PVC double glazed window, radiator, meter cupboard and enclosed staircase to the first floor.

Living Room

12' 2" x 11' 7" into alcoves, plus recess (3.71m x 3.53m into alcoves, plus recess)

This second good sized reception room is also laid with the same attractive oak finish laminate flooring as the dining room and has a fireplace, recessed into the chimney breast, which is fitted with a multi-fuel stove set on a stone hearth. PVC double glazed window, radiator and an under-stairs storage cupboard.

Extended Breakfast Kitchen

15' 2" x 6' 9" plus recess (4.62m x 2.06m plus recess)

Fitted with cream shaker style units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap, the extended kitchen also has a breakfast bar, a built-in electric oven and a gas hob, with an extractor canopy over, and plumbing for a washing machine. Two pvc double glazed windows allow plenty of natural light into the kitchen and it also has a radiator and a pvc double glazed, frosted glass external door.

First Floor

Landing

Downlights recessed into the ceiling and a walk-in storage cupboard, from which there is access to the loft space.

Bedroom One

14' 10" into alcoves x 10' 8" (4.52m into alcoves x 3.25m)

This good sized double room has a radiator and a pvc double glazed window, with an open aspect.

Bedroom Two

12' 2" x 8' 8" (3.71m x 2.64m)

A second generous double room with a radiator, pvc double glazed window and a walk-in storage area, with fitted shelves.

Bathroom

Fitted with a three piece white suite, comprising a bath, with a shower over, ceiling height tiled splashback and a glazed shower screen, a pedestal wash hand basin and a w.c. Built-in cupboard, housing the gas condensing combination central heating boiler, chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window and a wall light point.



Outside

Rear

Enclosed yard.

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.

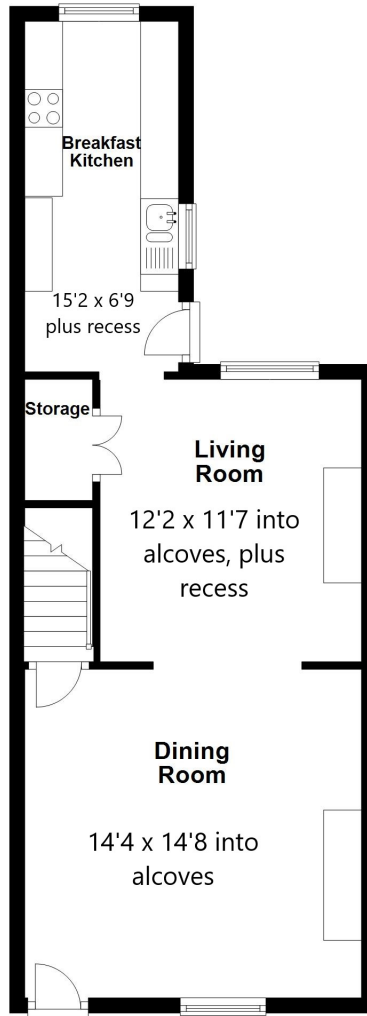
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

Ground Floor

Approx. 46.0 sq. metres (495.3 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



Total area: approx. 89.0 sq. metres (958.1 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.

