

**Sally  
Harrison**  
ESTATE AGENTS

Offers Around £197,500 Freehold



34 Park Avenue, Barnoldswick,  
Lancashire BB18 5AT





## PROPERTY DESCRIPTION

Absolutely stunning, this exceptional, superior bay fronted, stone built terraced house boasts many impressive and desirable attributes and is, without question, a truly fabulous property. Extensively upgraded and modernised by the present owner to a very high standard and specification, to include an electrical re-wire, central heating, a new kitchen, a new bathroom and floorcoverings throughout, just to name a few, this outstanding dwelling is immaculately presented, very tastefully furnished and provides generously proportioned family living space, which must be viewed internally to be fully appreciated.

Conveniently located for easy access to the town centre shops, cafés and bars, as well as other amenities such as a Primary School, a Children's Nursery, West Craven High School and the Sports Centre, this extremely alluring abode is an absolute must for early viewing.

The accommodation briefly comprises an entrance vestibule and hall and a spacious, light and airy lounge, dining room and kitchen, which is open plan and ideal for modern day living. The spacious lounge features a large bay window and a contemporary, wall mounted remote controlled electric fire and the kitchen has been stylishly re-fitted with grey shaker style units, wood effect laminate worktops, a built-in electric oven and hob with a stainless steel extractor canopy over and an integral fridge/freezer. The two first floor bedrooms are generous doubles, the larger than standard bathroom has been beautifully re-fitted with a four piece white suite, to include a double ended bath and a separate shower cubicle, and on the second floor, the attic provides an excellent third double bedroom. The enclosed rear yard/patio is a really good size, has been laid with attractive stone flags and offers a perfect area to sit and for children to play. NO CHAIN INVOLVED.

## FEATURES

- Superior Bay/Garden Fronted Terr House
- Extensively Renovated & Refurbished
- Highly Desirable Family Home
- Handy for Access to Schools & Amenities
- Vestibule, Hall, Thro' Lounge & Dining Rm
- Newly Ftd Kit inc. Oven, Hob & Fridge/Frzd
- 3 Good Sized Double Bedrms inc. Attic
- Stunning 4 Pc Bath inc. Separate Shower
- Newly Stone Flagged Rear Yard/Patio
- PVC DG & Gas CH - New Boiler Ftd 2023
- Vwg Absolutely Essential to Fully Appreciate
- Perfect for FTB's - No Chain Involved





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

Composite entrance door, with a window light above. Good quality wood effect laminate flooring, cupboard housing the electric consumer unit and meter and a half glazed internal door, also with a window light above, leading into the hall.

#### Hall

Also laid with superior quality wood effect laminate flooring, the hall features ornamental coving, picture rails and dado rails, has a radiator and stairs leading up to the first floor.

### Through Lounge and Living/Dining Room

#### Lounge

11' 11" plus bay x 11' 3" into alcoves (3.63m plus bay x 3.43m into alcoves) This light and airy room has a pvc double glazed bay window, a contemporary, remote controlled electric log bed fire, recessed into the chimney breast, a radiator and television aerial point.

#### Living/Dining Room

14' 9" x 11' 7" into alcoves and recess (4.50m x 3.53m into alcoves and recess) This good sized second reception room has a pvc double glazed window, a radiator and an extremely useful under-stairs storage cupboard, which has plumbing for a washing machine and electric power and light.

#### Kitchen

8' 10" x 7' 9" (2.69m x 2.36m) Very attractively refurbished, the kitchen has been newly fitted with stylish light grey shaker style units, wood effect laminate worktops, with matching upstands, and a single drainer sink, with a mixer tap. New integral appliances include an electric oven, an electric hob, with a glazed splashback and stainless steel extractor canopy over, and a fridge freezer. The kitchen also has a contemporary upright radiator, pvc double glazed window, downlights recessed into ceiling, quality wood effect laminate flooring and a pvc double glazed, frosted glass external door.

### First Floor

#### Landing

Downlights recessed into the ceiling and enclosed stairs leading to the second floor.

#### Bedroom One

14' 10" into alcoves x 11' 8" (4.52m into alcoves x 3.56m) This spacious double room has two pvc double glazed windows, a radiator and a good sized under-stairs, walk-in store cupboard, which could be used as a wardrobe.

#### Bedroom Two

15' 2" x 9' 1" into alcoves (4.62m x 2.77m into alcoves) This second generous double room has a charming period style cast iron fireplace built into the chimney breast, a radiator and pvc double glazed window.

#### Bathroom

Also newly re-fitted, the bathroom has a four piece white suite, comprising a double ended bath, with a tiled splashback, mixer tap and a flexible, hand-held shower attachment, a separate, tiled shower unit, enclosed by glazed doors and fitted with a fixed 'rainfall' style shower head, plus an additional, flexible shower head, a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window, 'chrome' radiator/heated towel rail and a storage cupboard, which houses the recently installed gas condensing combination boiler. Downlights recessed into the ceiling and vinyl flooring.



### Second Floor

#### Attic/Bedroom Three

14' 2" x 13' 7" less stairwell (4.32m x 4.14m less stairwell) This third double room has a double glazed 'Velux' window, a radiator, downlights recessed into the ceiling and under-eaves storage.

### Outside

#### Front

Stone flagged and pebbled enclosed forecourt.

#### Rear

The good sized, enclosed yard allows ample space for sitting and relaxing in the summer, or for children to play and has also been renovated and re-laid with Indian stone flags.

#### Directions

From our office, proceed along Church Street towards Manchester Road, go round the sweeping left hand bend into Manchester Road and proceed up the hill and then turn left opposite The Greyhound Pub into Park Avenue and the property is on the left.

#### 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

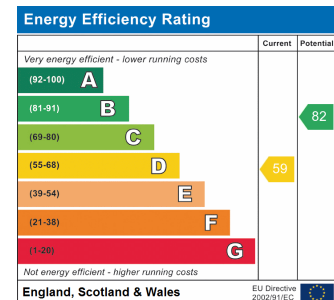
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

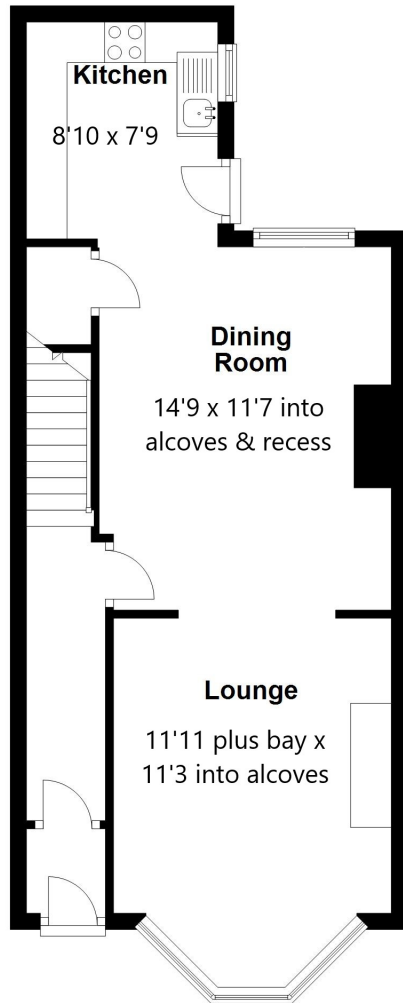
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# FLOORPLAN

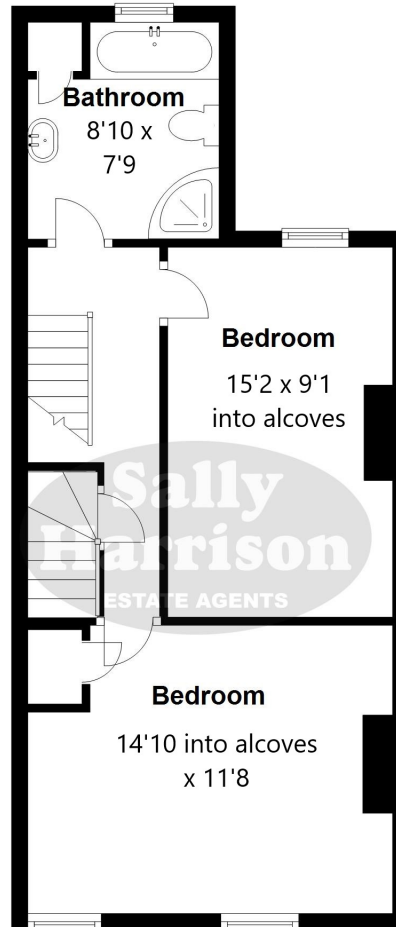
## Ground Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



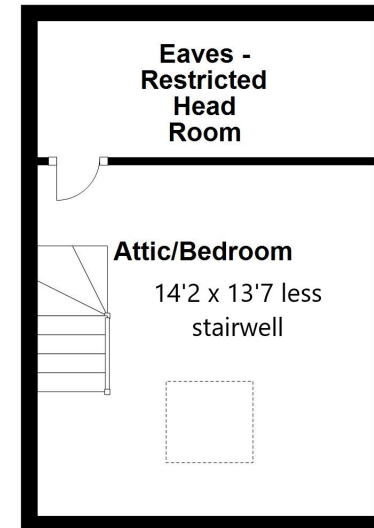
## First Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



## Second Floor

Approx. 25.3 sq. metres (271.9 sq. feet)



Total area: approx. 112.3 sq. metres (1208.9 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.

