





## PROPERTY DESCRIPTION

We are delighted to offer this spacious two bedroom semi detached property located in a popular residential area. Offering generous room sizes, excellent outdoor space, and practical features throughout, this property is perfect for first time buyers and downsizers wanting to put their own stamp on it, as with some modernisation this could truly be a great home.

The ground floor begins with an entrance hall leading to a bright and airy lounge, benefiting from dual aspect windows that fill the room with natural light. The well-appointed kitchen features a handy serving window and opens into a dedicated dining area, making it ideal for everyday meals or entertaining guests and completing the ground floor is a useful utility room accompanied by a two-piece suite comprising a w.c. and a pedestal wash hand basin.

On the first floor, you will find two double bedrooms, with the main bedroom offering fitted wardrobes for additional storage, and a larger than average bathroom fitted with a four-piece white suite which includes a separate shower cubicle.

Externally, the standout feature is the superb tiered rear garden, offering fantastic outdoor space with a patio area at the top that enjoys sunlight for most of the day, perfect for relaxation or gardening. To the front, the property benefits from a driveway leading to a garage, along with a small garden area.

This tidily presented home offers excellent potential and an early viewing is highly recommended.

## FEATURES

- Appealing Semi-Detached House
- Popular Residential Area of Town
- Requires Modernisation & Updating
- Well Proportioned Living Space
- Lounge, Dining Room & Ftd Kitchen
- Utility Room/Ground Floor WC
- 2 Double Bedrooms, 1 with W'robe's
- Large 4 Piece Bathroom - White Suite
- Superb Garden incl Patio areas
- Garage & Drive - No Chain Involved





## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

13' 11" x 13' 10" (4.24m x 4.22m)

#### Kitchen

12' 8" x 9' 1" (3.86m x 2.77m)

#### Dining Room

12' 2" x 9' 2" (3.71m x 2.79m)

#### Utility/Ground Floor W.C

8' 11" x 4' 11" (2.72m x 1.50m)

### First Floor

#### Bedroom One

13' 11" x 11' 4" (4.24m x 3.45m)

#### Bedroom Two

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

#### Bathroom

9' 1" x 8' 1" (2.77m x 2.46m)

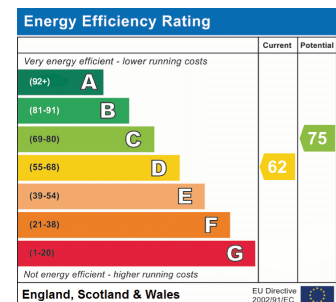
#### Garage

18' 3" x 10' 9" (5.56m x 3.28m)



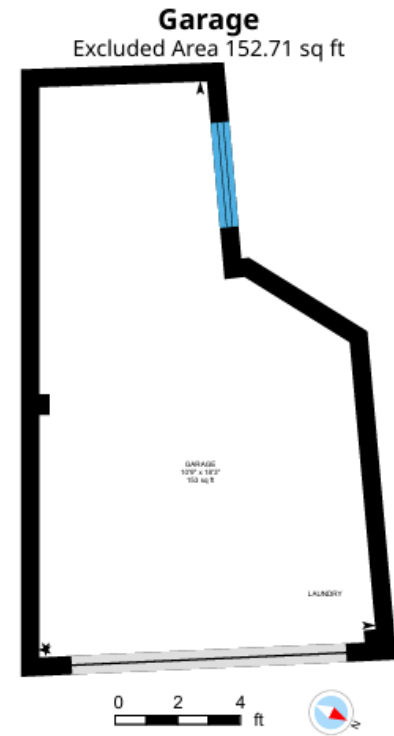
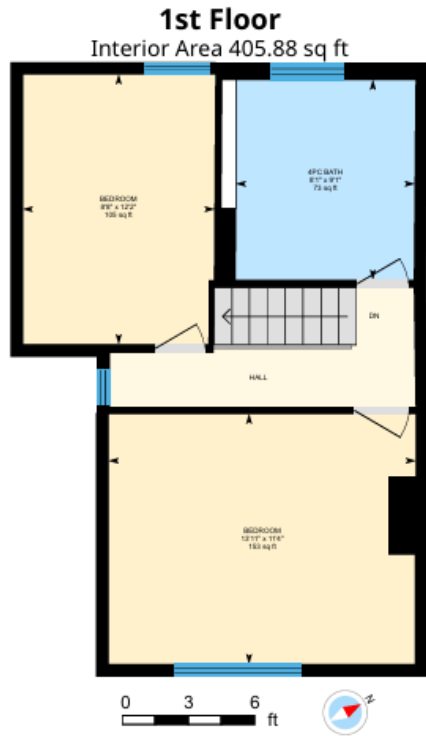
### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustration purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purpose of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide and should be checked prior to agreeing a sale.



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