





PROPERTY DESCRIPTION

Enjoying a highly desirable location on the boundary of Salterforth and Barnoldswick, this beautiful park home is situated on the well established and much sought after Dales View Park. Immaculately and tastefully presented, this extremely appealing home would be absolutely ideal for buyers looking to downsize or retire. Offering a whole host of noteworthy attributes, including easily maintained gardens with paved patios, a substantially built outbuilding, which could be used for any number of purposes, including a workshop, and allocated off road parking space with adjoining visitors parking.

Benefiting from pvc double glazing and LPG gas central heating, the accommodation briefly comprises a charming, light and airy 'L' shaped lounge and dining room, featuring a stained wood fireplace with a marble inset and heart, fitted with an electric fire and a French door in the dining area, leading out to one side of the property. The good sized kitchen is stylishly fitted with modern cream country style units, incorporating a built-in Bosch electric oven and hob, there are two bedrooms, both with fitted furniture, and a shower room, attractively furnished with a three piece white suite, including a high quality shower unit.

FEATURES

- Detached Residential Park Home
- Well Established, Desirable Site
- Perfect Retirement Home
- Immaculately & Tastefully Presented
- Through Lounge & Dining Room
- Stylish Ftd Kitchen with Oven/Hob
- 2 Bedrooms, Both with Fitted Furniture
- Attractive Shower Rm - Superior Shower
- PVC DG & LPG Central Heating
- Designated Parking Space & Visitor Parking
- Appealing Patios & Garden Areas
- Substantial Outbuilding - Early Viewing Rec.





ROOM DESCRIPTIONS

Open Entrance Porch

With an electric light and pvc double glazed, frosted glass entrance door leading into the kitchen.

Kitchen

10' 2" x 9' 5" (3.10m x 2.87m)

Stylishly equipped with a range of modern cream units and drawers, wood finish laminate worktops, with tiled splashbacks, and a single drainer sink, the kitchen also has a built-in Bosch electric oven and hob, with an extractor hood over, plumbing for an automatic washing machine and a housing unit for a fridge/freezer. PVC double glazed window, radiator and a wall mounted gas condensing combination central heating boiler.

Through Lounge and Dining Room

14' 8" x 9' 8" (4.47m x 2.95m) plus 10' 1" x 8' 2" (3.07m x 2.49m)

The good sized, open plan lounge and dining room has pvc double glazed windows in two elevations, plus a pvc double glazed French door, leading out to the patio and garden at the side of the property. This light and airy room also has a fireplace, with a marble inset and hearth and a coal effect electric fire, two radiators and television and telephone points.

Inner Hall

Built-in cloaks cupboard, fitted with coat hooks.

Bedroom One

10' 7" x 9' 5" (3.23m x 2.87m)

This double room has a range of fitted furniture, including wardrobes, over-head storage cupboards and bedside units, with additional shelved display units above. There is also a drawer unit, which has a vanity mirror and light above, a radiator and pvc double glazed box bay window, from which there are views between the park homes opposite.

Bedroom Two

8' 6" x 7' 6" to wardrobe fronts (2.59m x 2.29m to wardrobe fronts)

The second bedroom also has fitted furniture, which extends the full length of one wall and comprises two double wardrobes, over-head storage cupboards and a central drawer unit/vanity area, with a mirror behind and light above. There are also bedside cabinets matching the fitted furniture, a pvc double glazed window and radiator.

Shower Room

An attractive feature, the shower room is fitted with a modern three piece suite, comprising a w.c., a pedestal wash hand basin, with a mixer tap, and a high quality shower unit, which has a built-in seat, an over-head jet and side jets, plus a separate, flexible hand-held shower. The walls of the shower room are lined with low maintenance 'wet wall' style pvc panelling, there is a radiator, a pvc double glazed, frosted glass window, an extractor and a walk-in airing cupboard, with a radiator and fitted shelves, providing plenty of useful storage space.



Outside

Parking & Grounds

There is a designated parking space for this park home at the front, with 'visitor' parking spaces next to it. The park home is centrally positioned on the plot and it is surrounded on all sides by garden areas. There are paved patios to the front, side and also the rear, with the front patio being screened for privacy by conifer hedging and the one at the side by mature shrubs and trees. There are low maintenance pebble covered areas and garden borders, planted with a variety of shrubs, and at the rear are two raised beds. There is also an external cold water tap at the front and a substantial shed/workshop, which has fitted shelves, electric power and light and a window allowing natural light into the building.

Directions

Proceed from our office on Church Street into Manchester Road. Go up the hill, past the Greyhound Pub on the right and continue on this road, past the turning on the right into Gillians Lane and then the entrance into Letcliffe Park on the left, up the next hill past the houses on the left and the entrance to Dales View Park is further along 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?

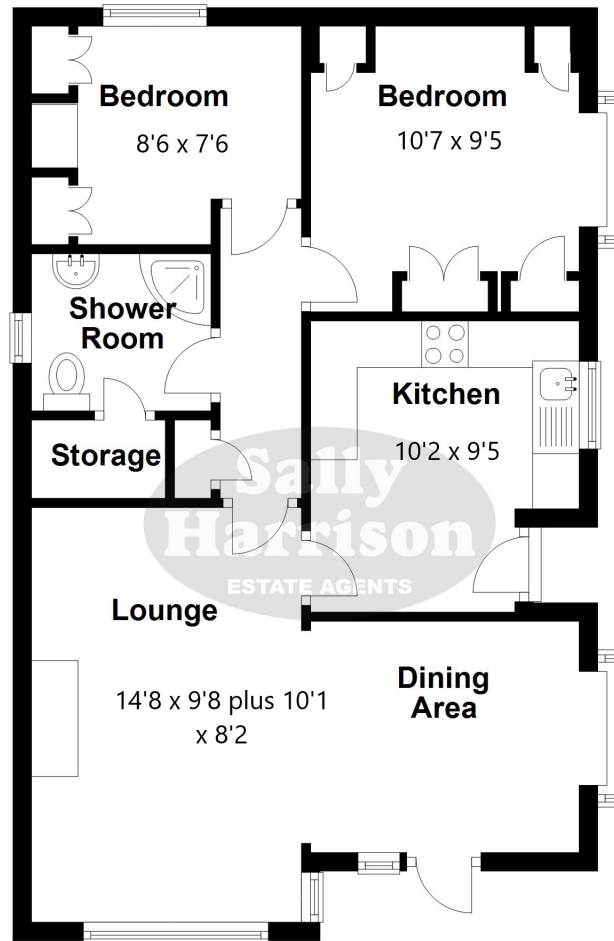
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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FLOORPLAN

Ground Floor

Approx. 54.3 sq. metres (584.4 sq. feet)



Total area: approx. 54.3 sq. metres (584.4 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.

