

**Sally
Harrison**
ESTATE AGENTS

Offers Around £79,950 Freehold



9 Hill Street, Barnoldswick, Lancashire
BB18 6AP



PROPERTY DESCRIPTION

This charming double fronted back to back cottage is located in a popular residential area, conveniently situated within walking distance to the town centre shops, cafes and other amenities as well as being close to public transport. Providing well presented living space, this appealing abode would be absolutely perfect for a single person or a couple, or as an investment property for a buy to let landlord.

Complemented by recently installed pvc double glazed windows and gas central heating, the accommodation briefly comprises an open plan living room and kitchen, the pleasant living area has an open return staircase and a fireplace fitted with a living flame gas fire, and the kitchen has fitted units. There is a good sized double bedroom on the first floor, which is laid with wood finish laminate flooring, and a nice sized shower room, attractively fitted with a three piece white suite, including a double sized shower cubicle. NO CHAIN INVOLVED.



FEATURES

- Charming Back to Back Cottage
- Well Presented Living Space
- Ideal for a Single Person, Couple or Landlord
- Short Walk from Town Centre & Amenities
- Open Plan Living Room & Ftd Kitchen
- Living Area with Fireplace & Gas Fire
- Good Sized Double Bedroom
- Attractive 3 Pc Shower Room
- PVC Double Glazing & Gas CH
- Early Viewing Rec – No Chain Involved





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed, frosted glass entrance door, with a pvc double glazed window above.

Open Plan Living Room/Kitchen

17' 2" into alcoves x 13' 5" (5.23m into alcoves x 4.09m)

This charming open plan room has a fireplace, with a marble inset and hearth, fitted with a living flame gas fire, a pvc double glazed window, television aerial and telephone point and a radiator. The kitchen area has fitted units, laminate worktops, with tiled splashbacks, a single drainer sink, with a mixer tap, and an electric cooker point. PVC double glazed, frosted glass window and an open, return staircase, with a spindled balustrade, leading to the first floor.

First Floor

Bedroom

13' 6" x 10' 1" into alcoves (4.11m x 3.07m into alcoves)

This good sized double room has a pvc double glazed window, a radiator and is laid with wood effect laminate flooring.

Shower Room

10' 7" into recess x 6' 10" reducing to 3' 10" (3.23m into recess x 2.08m reducing to 1.17m)

The nice sized shower room is fitted with a three piece white suite, comprising a tiled, double size, glazed shower cubicle, fitted with an electric shower, a w.c. and pedestal wash hand basin. The walls behind the wash basin and w.c. are half tiled and the room has a pvc double glazed, frosted glass window, radiator and a built-in cupboard, which houses the gas condensing combination central heating boiler.

Directions

Proceed from our office on Church Street into Station Road. Go straight ahead at the crossroads into Wellhouse Road, continue on past the entrance into the Co-Op Car Park and the Fire Station on the right and take the next right turning into Wellhouse Street. The entrance to Hill Street is the third on the left off Wellhouse 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

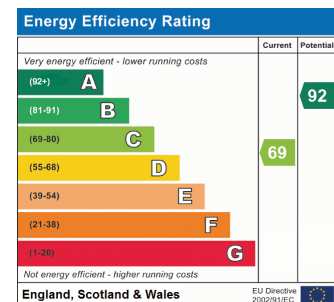
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

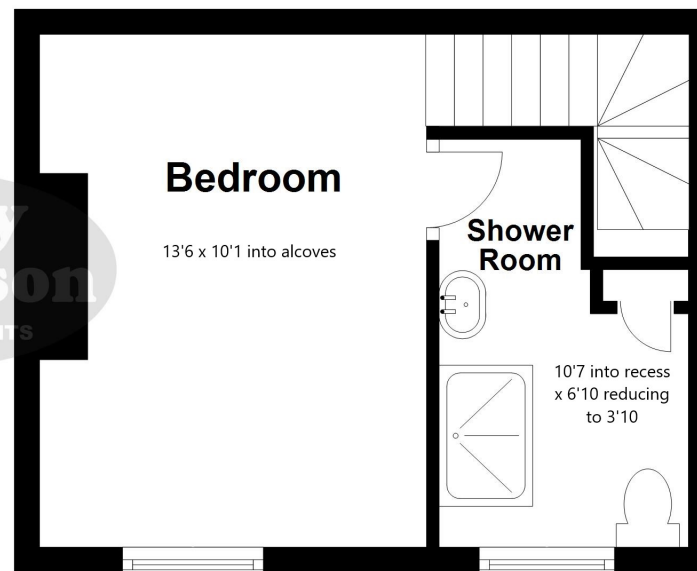
Ground Floor

Approx. 21.2 sq. metres (227.7 sq. feet)



First Floor

Approx. 21.1 sq. metres (226.7 sq. feet)



Total area: approx. 42.2 sq. metres (454.4 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 warrant 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.

