

**Sally
Harrison**
ESTATE AGENTS

Offers Around £129,950 Freehold



8 East Parade, Barnoldswick, Lancashire
BB18 6DQ



PROPERTY DESCRIPTION

Set in a particularly pleasing, traffic free location, in a sought-after residential area, just a short walk from the town centre amenities, this extremely deceptively spacious, four storey, stone built, mid terraced house is a truly excellent family home, which has the advantage of a charming patio and garden at the front and a really lovely, enclosed patio/yard to the rear.

The tidily presented and generously proportioned living space is complemented by gas central heating and pvc double glazing and briefly comprises an entrance hall and a through living room and dining room, with both rooms having fireplaces, the one in the living room being fitted with an electric stove and a living flame gas fire is fitted in the dining room. The kitchen has fitted units and the house also the considerable advantage of a large basement room, currently used as a workshop and gym, but which could serve any number of other purposes.

On the first floor, there are two decent double bedrooms, one with fitted furniture, including wardrobes, a dressing table/drawer unit and a bed headboard, with shelved units on either side, and the other having built-in storage cupboards. The good sized bathroom is fitted with a three-piece suite, including a corner bath, with an electric shower over. The attic bedrooms on the second floor gives a third double bedroom and also has very useful built-in storage cupboards.

To the front of the house is a paved patio with a surrounding hedge and garden border, providing a very pleasant seating area, and to the rear is a delightful, enclosed patio/yard. NO CHAIN INVOLVED – EARLY VIEWING RECOMMENDED.

FEATURES

- 4 Storey, Garden Frntd Mid Terr House
- Pleasing Traffic Free Location
- Deceptively Spacious Family Home
- Short Walk from Town Centre Amenities
- Hall, Through Living Rm & Dining Rm
- Ftd Kitchen & Large, Very Useful Basement
- 3 Dble Beds (1 SF) - All with Built-in Storage
- Good Sized Bathrm - Corner Bath & Shower Over
- Front Grdn/Patio & Lovely Rear Patio/Yard
- Gas CH & PVC DG - Early Viewing Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above. Radiator, frosted glass internal window, between the hall and living room, and stairs to the first floor.

Open Plan Living Room & Dining Room

Living Room

12' 10" plus recess x 12' 0" into alcoves (3.91m plus recess x 3.66m into alcoves)

This spacious room has a fireplace, fitted with an electric stove style fire, a pvc double glazed window and a radiator.

Dining Room

14' 10" x 12' 7" into alcoves and recess (4.52m x 3.84m into alcoves and recess)

The generously proportioned dining room features a carved stone effect fireplace, fitted with a living flame gas fire, and has a pvc double glazed window, telephone point, radiator and a door giving access to the stairs down to the basement.

Kitchen

9' 3" plus recess x 7' 8" (2.82m plus recess x 2.34m)

The kitchen has fitted units and drawers, wood effect laminate worktops and a single drainer sink. It also has a gas cooker point, plumbing for a washing machine, a pvc double glazed window and an external door.

Basement

15' 4" x 12' 4" (4.67m x 3.76m)

This large, extremely useful room is currently used as a gym and workshop, but could serve any number of other purposes. PVC double glazed window and electric power and light.

First Floor

Landing

Spindled balustrade, frosted glass sunlight and enclosed stairs to the second floor, with an under-stairs storage cupboard.

Bedroom One

11' 4" x 11' 2" to wardrobe fronts (3.45m x 3.40m to wardrobe fronts)

This decent sized double room is extensively fitted with furniture, including large cupboards, extending the full length of one wall, wardrobes, with storage cupboards above, and a dressing table/vanity area, with drawers below and mirror above. PVC double glazed window and a radiator.

Bedroom Two

16' 6" x 10' 1" into alcoves (5.03m x 3.07m into alcoves)

This second double room has a pvc double glazed window, a radiator and built-in louvre doored storage cupboards, with additional cupboards above, one of which houses the gas condensing combination central heating boiler.

Bathroom

9' 9" x 7' 11" (2.97m x 2.41m)

Fitted with a three piece suite, comprising a corner bath, with a mixer tap, tiled splashback and an electric shower over, a w.c. and a wash hand basin, set on a large vanity unit, with storage cupboards below and a shelved unit and mirror above.. PVC double glazed window and a radiator.



Second Floor

Attic/Bedroom Three

14' 9" less stairwell x 13' 1" (4.50m less stairwell x 3.99m)

Another impressive attribute of this great family house is the good sized attic bedroom. There are built-in storage cupboards, a work bench, double glazed Velux style window, electric power and light and access to under the eaves on both sides of the room.

Outside

Front

A pathway along the front of the row gives access to this and the neighbouring houses. Across the path is a paved patio, with a surrounding mature garden border, and built-in bench seat.

Rear

Delightful, good sized, enclosed, paved yard/patio.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, go straight ahead into Wellhouse Road and take the fourth left turning off Wellhouse Road into East Parade. Please note there is no vehicular access to the front of the house.

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.

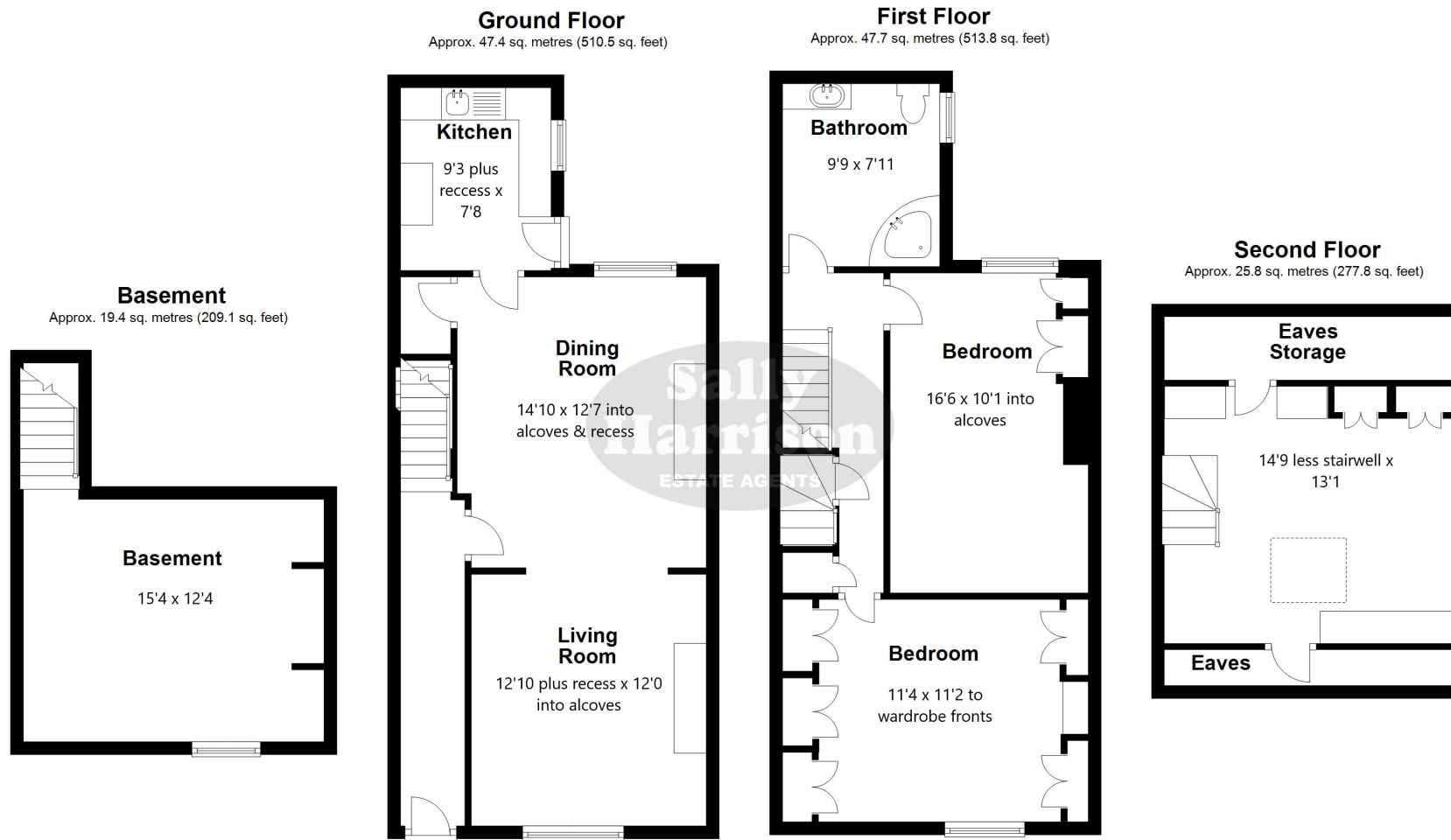
House to Sell?

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

21E24TT/03F24TT

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(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



Total area: approx. 140.4 sq. metres (1511.2 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.

