



2 Hill Street, Barnoldswick.

Located in a popular residential area and conveniently situated close to the town centre shops and amenities and other facilities besides, including schools and a nursery, this appealing end terraced house provides tidily presented living space and is perfect as a starter home for first time buyers, but is also ideal for those wanting to downsize or who are looking for a rental investment. Early viewing is strongly recommended on this pleasant home, which offers nicely proportioned accommodation and benefits from gas central heating and pvc double glazing.



Offers Around £117,500 Freehold

PROPERTY DESCRIPTION

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The property briefly comprises a pleasant sitting room, fitted with an electric fire, a good sized kitchen, which allows ample space for a dining table, and a useful, larger than usual rear porch, offering the potential to create a utility room. There are three bedrooms on the first floor, two of which are doubles, and a three-piece shower room, fitted with a white suite, including a walk-in glazed shower unit. To the rear of the house is a nice sized yard. NO CHAIN INVOLVED

FEATURES

- Appealing End Terr'd House
- Tidily Presented Home Close to Amenities
- Pleasant Sitting Room with an Electric Fire
- Spacious Dining Kitchen & Rear Porch
- 3 Bedrooms including 2 Doubles
- Attractive Shower Rm - 3 Pc White Suite
- Gas CH & PVC Double Glazing
- Pleasant Rear Yard
- Ideal for FTB's or Rental Investors
- Early Viewing Strongly Rec – No Chain



ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed, frosted glass entrance door, with a window light above, leading into the living. room.

Living Room

14' 4" into alcoves x 12' 1" plus recesses (4.37m into alcoves x 3.68m plus recesses)

The good sized living room has an electric fire, set on a stone hearth, a pvc double glazed window, television and telephone points, a wall light point. and built-in meter cupboards.

Inner Hall

Useful under-stairs storage cupboard, with fitted shelves. Wall mounted coat hooks.

Dining Kitchen

14' 5" x 9' 10" plus recess plus 3' 9" x 2' 9" (4.39m x 3.00m plus recess plus 1.14m x 0.84m)

The spacious kitchen is fitted with cream coloured units, drawers and storage shelves, laminate worktops, and a single drainers sink, with a mixer tap and tiled splash-back. There are also additional storage cupboards, with fitted shelves, built into the chimney breast alcoves, a gas cooker point and plumbing for a washing machine. PVC double glazed window, radiator and an external door, leading into the rear porch. Stairs leading to the first floor.

Rear Porch

6' 4" plus recess x 4' 4" (1.93m x 1.32m)

Offering the potential to provide a utility room, the useful porch has a pvc double glazed window, an electric light and a pvc double glazed, frosted glass external door.

First Floor

Landing

Access to the loft and a storage area with fitted shelves.

Bedroom 1

14' 5" x 7' 6" into alcoves, plus recess (4.39m x 2.29m into alcoves, plus recess)

A double room, which has a pvc double glazed window and a storage cupboard that also houses the gas combination central heating boiler.

Bedroom 2

12' 2" x 8' 1" into alcoves (3.71m x 2.46m into alcoves)

Another double room, with a pvc double glazed window, television

aerial point and radiator.

Bedroom 3

9' 2" plus recess x 6' 1" (2.79m plus recess x 1.85m)

A single room, with a pvc double glazed window and radiator.

Shower Room

The shower room is fitted with a three piece white suite, comprising a walk-in shower unit, enclosed by glass panels and lined with floor to ceiling 'Wet Wall' style panelling, a pedestal wash hand basin, with a tiled splash-back and mirror fronted cabinet above, and a w.c. There is also a radiator and pvc double glazed, frosted glass window.

Outside

Rear

Nice sized, pleasant and enclosed paved yard, with a small garden shed.

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 of 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.

24F22ES



EPC



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(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	

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