





PROPERTY DESCRIPTION

This cottage style terraced house enjoys a highly sought after village location and should appeal to a wide range of buyers, especially those looking for their first home or ones who are wanting to downsize. Having the considerable advantage of a garage, situated on a site at the end of the row of houses, this property offers well-proportioned living space, with good sized rooms, and, although it does require some general improvement, reflected in the reasonable asking price, it offers lots of potential and has the makings of a really lovely home.

With gas central heating and pvc double glazing, the accommodation briefly comprises an entrance hallway, an open plan living room and dining room, featuring a stone fireplace in the living room, fitted with a multi-fuel stove, and a very light and airy fitted kitchen with attractive, light wood fronted, shaker style units and a built-in electric oven and grill and a gas hob, with an extractor canopy over.

On the first floor is a landing, with a built-in storage cupboard, two bedrooms – one being a very generous double, with a built-in cupboard/wardrobe, and the second is a small double or large single – and a spacious bathroom, fitted with a three piece white suite, including a corner bath with a shower over.

The house also has an enclosed, paved and pebbled forecourt, surrounded on two sides by wrought iron railings and a matching gate, and a very pleasant, enclosed patio/yard to the rear. EARLY VIEWING RECOMMENDED – NO CHAIN INVOLVED.

FEATURES

- Appealing, Cottage Style Terr House
- Highly Sought After Village Location
- Well Proportioned Living Space
- Ideal for FTB's or Those Downsizing
- Hallway, Open Plan Living & Dining Rm
- Fitted Kitchen inc. Oven, Grill & Hob
- 2 Good Sized Bedrooms
- Spacious Bathrm - Shwr over Corner Bath
- Gas CH & PVC Double Glazing
- Enclosed Forecourt & Patio/Yard to Rear





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

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

Open Plan Living Room and Dining Area

14' 4" plus alcoves x 13' 4" into recess (4.37m plus alcoves x 4.06m into recess) plus 12' 1" x 6' 1" (3.68m x 1.85m)

A good size, this appealing room features a stone fireplace, fitted with a multi-fuel stove in the living room and has two pvc double glazed windows, two radiators, stairs leading to the first floor, with an under-stairs storage cupboard.

Extended Kitchen

11' 4" plus recess x 6' 8" (3.45m plus recess x 2.03m)

Fitted with light wood fronted units and drawers, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap, the very light and airy kitchen also has a built-in electric oven, second oven/grill and a gas hob, with a stainless steel splashback and matching extractor canopy over. It also has plumbing for a washing machine, two pvc double glazed windows, a radiator, feature exposed stonework and a pvc external door.

First Floor

Landing

Spindled balustrade and built-in storage cupboard, with fitted shelves.

Bedroom One

14' 8" plus recess x 9' 4" plus recesses (4.47m plus recess x 2.84m plus recesses)

Enjoying the open aspect and rural views from the front, this good sized double room has a pvc double glazed window, radiator and a built-in over-stairs storage cupboard, which has a clothes hanging rail.

Bedroom Two

10' 5" x 8' 5" (3.17m x 2.57m)

The second bedroom provides either a spacious single or small double and has a pvc double glazed window and radiator.

Bathroom

9' 4" x 6' 8" (2.84m x 2.03m)

Larger than average and fully tiled, the bathroom is fitted with a three piece white suite, comprising a corner bath, with a mixer tap and a hand-held shower attachment, a separate, additional shower over the bath and curved, glazed shower screen. It also has a w.c. and a pedestal wash hand basin, with a vanity mirror above, a pvc double glazed, frosted glass window, chrome finish radiator/heated towel rail, an extractor fan and downlights recessed into the ceiling. There is a built-in storage cupboard, which has fitted shelves and also houses the gas condensing combination central heating boiler.

Outside

Front

Enclosed garden forecourt, surrounded by a low stone with wrought iron railings to front and one side and matching gate.

Rear

Enclosed, paved yard, with a cold water tap and external light.

Directions

Proceed out of Barnoldswick along Kelbrook Road. Go down the hill and straight through the crossroads at Salterforth. Take the first exit off the large roundabout at the end of Kelbrook Road into Colne Road/A56, following the signs for Earby, and the property is on the right hand side before The Craven Heifer on the left.

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

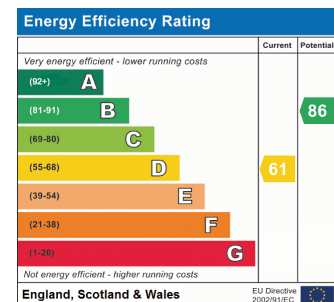
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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House to Sell?

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

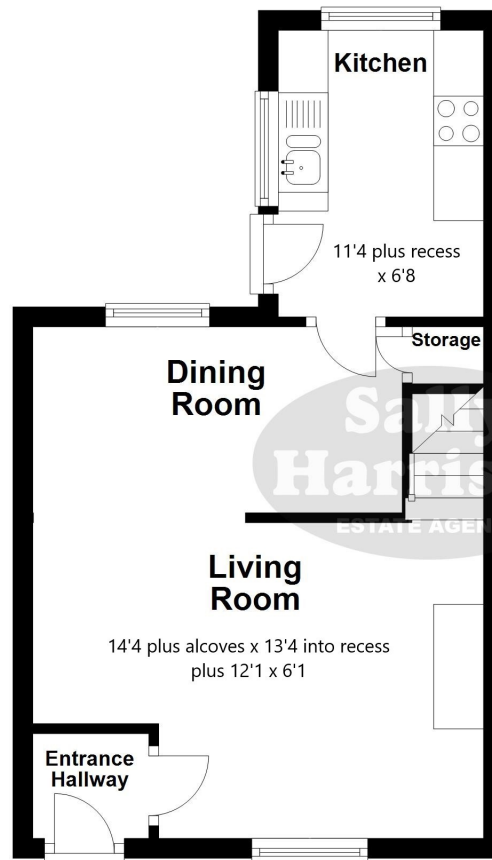
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FLOORPLAN

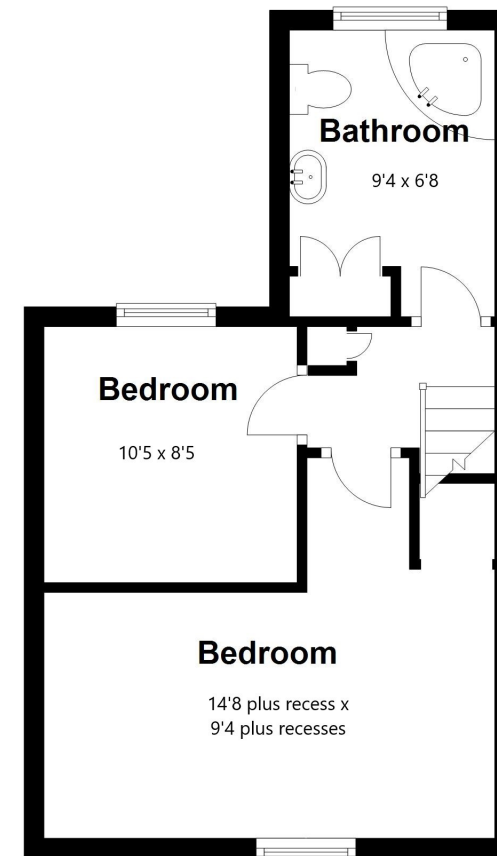
Ground Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.0 sq. feet)



Total area: approx. 70.8 sq. metres (761.6 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.

