



34 Waterloo Road, Kelbrook, Lancashire

BB18 6TZ



PROPERTY DESCRIPTION

Situated in the highly desirable village of Kelbrook, this stone built house is a mid one in a short row of three and has the advantage of a charming lawned garden at the rear and a rural outlook/views from the first floor at both the front and rear. Providing nicely proportioned living space, which would be particularly suitable for buyers looking to downsize or for buyers gaining a foothold on the property ladder, this appealing home requires some cosmetic improvement, which is amply reflected in the reasonable asking price.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises a pleasant sitting room and a dining kitchen, fitted with wood finish units. On the first floor are two decent sized bedrooms, both of which enjoy the wonderful aspect/views over the surrounding countryside, and a bathroom, which has a three piece white suite, with a shower over the bath.

There is a gravel covered forecourt and a delightful, enclosed garden at the rear, which has a lawn. NO CHAIN INVOLVED.

FEATURES

- Mid House in Short Row of 3
- Highly Desirable Village Location
- Rural Views from FF at Front & Rear
- Nicely Proportioned Living Space
- Pleasant Sitting Rm & Dining Kitchen
- 2 Decent Sized Bedrooms
- 3 Pc Bathrm with Shower over Bath
- PVC Double Glazing & Gas CH
- Forecourt & Charming Rear Garden
- Early Vwg Strongly Rec - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance

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

Living Room

12' 3" plus alcoves x 11' 11" (3.73m plus alcoves x 3.63m)
This nice sized room has a pvc double glazed window, radiator and television aerial point.

Dining Kitchen

11' 1" x 9' 5" plus alcoves and recesses (3.38m x 2.87m plus alcoves and recesses)
The nice sized kitchen allows space for a dining table and has fitted units and drawers, laminate worktops, with tiled splashbacks and a one and a half bowl sink. It also has an electric cooker point, with extractor over the cooker space, plumbing for a washing machine, a pvc double glazed window, radiator and stairs leading to the first floor, with a useful under-stairs storage cupboard. PVC double glazed, frosted glass external door.

First Floor

Landing

Access to the loft space.

Bedroom One

14' 1" into alcoves x 11' 11" (4.29m into alcoves x 3.63m)
This spacious double room has the advantage of delightful rural views and has a pvc double glazed window and a radiator.

Bedroom Two

11' 1" x 6' 6" to wardrobe fronts, plus alcove (3.38m x 1.98m to wardrobe fronts, plus alcove)
Benefiting from wonderful, far reaching views from the rear, this decent sized second bedroom has a built-in storage cupboard/wardrobe, which houses the gas combination central heating boiler, with a further storage cupboard above, a pvc double glazed window and a radiator.

Bathroom

Fitted with a three piece white suite, comprising a bath, with shower over and a tiled splashback, a w.c. and a pedestal wash hand basin, with a tiled splash-back. PVC double glazed, frosted glass window and a radiator.

Outside

Front Forecourt

Enclosed forecourt, surrounded by wrought iron railings and a matching gate, partly paved, with a pebble covered area.

Rear

The pleasant, enclosed garden has a lawn, with pebble covered borders and a stone flagged pathway directly behind the house.



Directions

Proceed out of Barnoldswick along Kelbrook Road, past the Sports Centre and West Craven High School, straight through the crossroads in Salterforth to the large roundabout at the end of Kelbrook Road. Take the first exit off the roundabout into Colne Road, then turn first right into Main Street and then take the first sharp right turning into Waterloo Road.

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

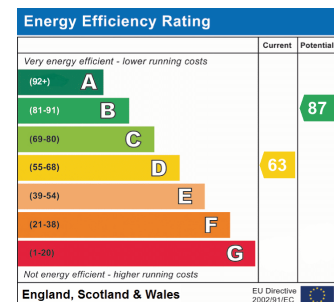
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

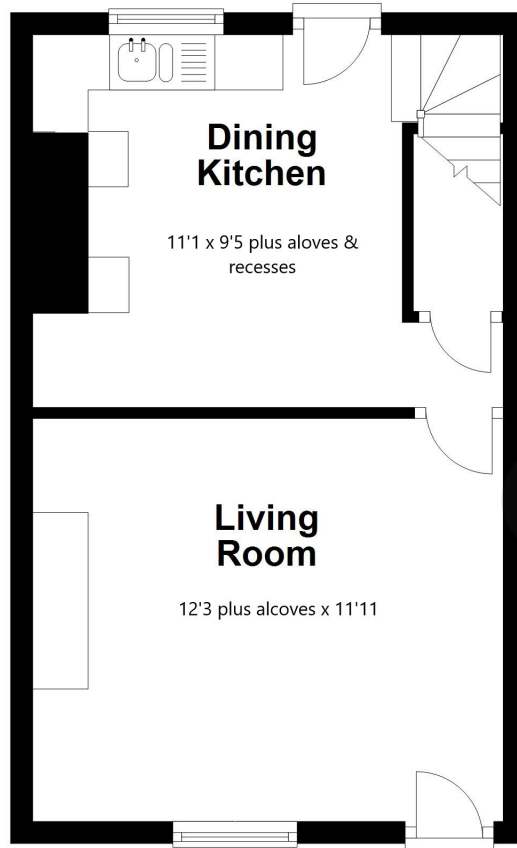
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FLOORPLAN

Ground Floor

Approx. 30.2 sq. metres (325.3 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.3 sq. feet)



**Sally
Harrison**
ESTATE AGENTS

Total area: approx. 60.4 sq. metres (650.6 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.

