



ROOK STREET

2

21 Rook Street, Barnoldswick, Lancashire
BB18 5BW



PROPERTY DESCRIPTION

The perfect starter home for first time buyers and also ideal for those wanting to downsize and be close to shops and amenities, this extremely appealing, mid terraced house offers well presented, tastefully furnished living space and is strongly recommended for early viewing. Providing nicely proportioned accommodation and boasting a whole host of pleasing features, this enticing abode is situated in a very popular location, just a short walk from the town centre, cafés and other facilities.

Complemented by pvc double glazing and gas central heating, run by a condensing combination boiler which was newly installed in 2023, the property briefly comprises an entrance hall, a through living and dining room, with both rooms having fireplaces and multi-fuel stoves, and an extended fitted kitchen, including a freestanding electric cooker, from which there is access to an understairs pantry/half cellar, giving great storage space. Also on the ground floor is an attractively refurbished three piece shower room, fitted with a larger than standard shower cubicle.

On the first floor are two decent sized double bedrooms, both with fitted wardrobes, and the main bedroom could be converted back to two bedrooms, as it was previously, if a third bedroom is required. Externally, there is a paved forecourt and an enclosed yard to the rear.

The current owners have maintained this delightful property to a high standard and in addition to the new central heating boiler in 2023, a new consumer unit for the electrics was fitted in March 2024 and the extended kitchen roof was replaced in 2018.

FEATURES

- Garden Fronted Mid Terrace House
- Close to Town Centre Shops & Amenities
- Well Presented & Tastefully Furnished
- Nicely Proportioned Living Space
- Hall, Thro' Living & Din Rm with 2 Stoves
- Extended Fitted Kitchen & Useful Pantry
- Attractively Refurbished GF Shower Rm
- 2 Double Bedrms - Both with Ftd W'robes
- PVC DG & GCH - New Boiler Ftd in 2023
- Ideal for FTB's - Early Viewing Highly Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above. Stairs leading to the first floor, radiator and wall mounted coat hooks.

Through Living & Dining Room

Living Room

12' 0" x 9' 10" plus alcoves (3.66m x 3.00m plus alcoves)

The living area of this delightful and extremely spacious, open plan room features a fireplace, which is recessed into the chimney breast and fitted with a multi-fuel stove, and has a radiator, television and telephone points.

Dining Room

15' 1" plus recess x 11' 3" into alcoves and recess (4.60m plus recess x 3.43m into alcoves and recess)

The good sized dining area also has a fireplace, which is recessed into the chimney breast and fitted with a multi-fuel stove, a pvc double glazed window and a radiator.

Extended Kitchen

14' 4" plus recess x 6' 10" (4.37m plus recess x 2.08m)

The stylishly refurbished, extended kitchen is fitted with black gloss finish units and drawers, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a free standing AEG electric cooker, with an extractor canopy over, plumbing for a washing machine, two pvc double glazed windows, tiled floor, wall mounted gas heater and an under-stairs store/half cellar, with an electric light. The wall mounted gas condensing combination boiler, which was newly installed in 2023, is house in the kitchen. PVC double glazed, frosted glass external door and an internal door giving access into the ground floor shower room.

Shower Room

Attractively furnished and fitted with a modern three piece white suite, comprising a larger than standard shower cubicle, with a fixed 'rainfall' style shower and an additional, flexible hand-held shower, a w.c. and a pedestal wash hand basin, with a mixer tap. Chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window. part tiled walls and a tiled floor.

First Floor

Landing

Spindled balustrade, pvc double glazed window, radiator, a shelved over-stairs storage cupboard and access to the loft space.

Bedroom One

12' 5" to wardrobe fronts x 10' 11" extending to 14' 2 into recess (3.78m to wardrobe fronts x 3.33m extending to 4.31m into recess)

This large double room has built-in wardrobes, extending the full length of one wall, which also incorporate shelves and drawers, with sliding doors, two of which are mirror fronted. This room has a radiator and two pvc double glazed windows and was previously two separate bedrooms, prior

altered into one large room, so could easily revert back if a third bedroom is required.

Bedroom Two

13' 3" x 7' 4" to wardrobe fronts (4.04m x 2.24m to wardrobe fronts) This good sized double room also has fitted furniture, including wardrobe space, shelved cupboards and drawers. Wood finish laminate flooring, pvc double glazed window and a radiator.

Outside

Front

Paved forecourt.

Rear

Enclosed paved yard.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and then go straight ahead at the traffic lights by the Police Station into Essex Street, and take the second left turning into Rook 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

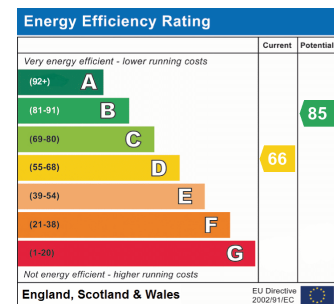
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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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.

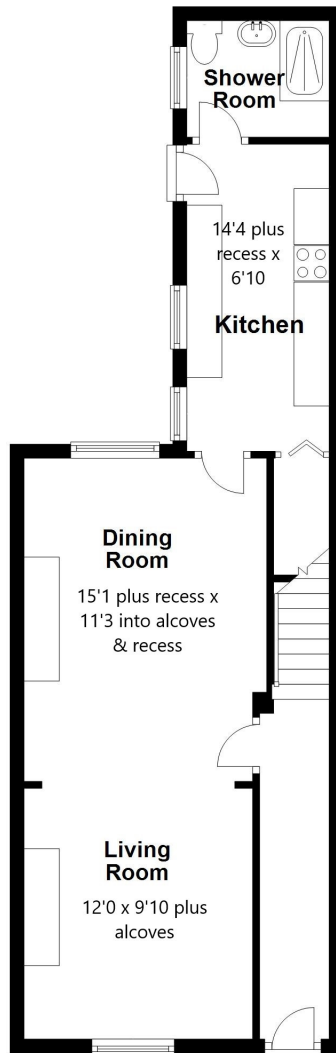
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FLOORPLAN

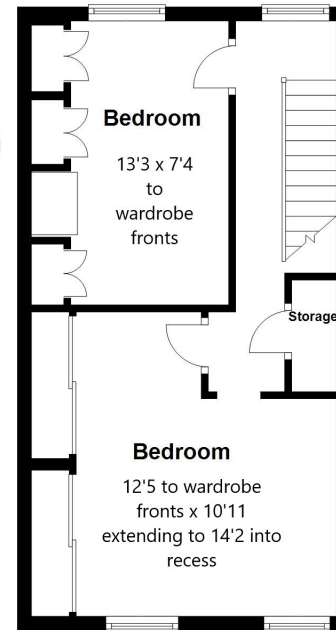
Ground Floor

Approx. 48.5 sq. metres (521.7 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



Total area: approx. 85.2 sq. metres (917.4 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 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.

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