





PROPERTY DESCRIPTION

An absolute must for early viewing, so as not to miss the opportunity to acquire this extremely appealing, stone built house, which is an end one in a row of four and has the considerable advantage of gardens and patios to the front, side and rear, as well as off road parking and an attached garage. Located in a highly sought after residential area, close to the Valley Gardens Park, this desirable dwelling is also conveniently situated just a short walk from the town centre amenities and also the parade of shops on Gisburn Road. Although requiring some general updating, amply reflected in the asking price, this lovely home has lots of potential and offers tidily presented and nicely proportioned living space and would suit a wide range of buyers.

FEATURES

- Garden Frntd Hse - End 1 in Row of 4
- Attached Garage & Off Road Parking
- Appealing Patio & Garden Side & Rear
- Highly Sought After Loc Near Valley Grdns
- Hallway & Good Sized Living Room
- Dining Kitchen, Conservatory & GF W.C.
- 2 Double Sized Bedrms - 1 Ftd W/robes
- Fully Tiled Bathrm - Shower Over Bath
- Converted Loft Room/Occ. 3rd Bedroom
- PVC DG & Gas CH - Early Vwg Strongly Rec
- Tidily Pres'td & Nicely Proportioned Acc.
- Lots of Potential & Scope





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

PVC double glazed entrance door, with a pvc double glazed window light above. Radiator and stairs leading to the first floor.

Living Room

13' 10" plus recess x 12' 8" into recess (4.22m plus recess x 3.86m into recess)

A really good sized and very pleasant room, with a stone fireplace and fitted gas fire, a pvc double glazed window, which overlooks the garden at the front, a radiator, ceiling rose, dado rail, wall light point and television aerial point.

Dining Kitchen

15' 8" x 9' 4" (4.78m x 2.84m)

The spacious kitchen allows ample room for a dining table and is fitted with wood fronted units and drawers, laminate worktops, with matching upstands and tiled splashbacks, and a single drainer sink, with a mixer tap. There is a gas cooker point, space for an under the counter fridge, a pvc double glazed window, radiator and a pvc double glazed door leading into the conservatory. There is an extremely useful under-stairs storage cupboard/pantry, which has electric power points and a light, fitted shelving and wall mounted coat hooks.

Conservatory

12' 3" plus recess x 9' 1" plus recesses (3.73m plus recess x 2.77m plus recesses)

A delightful and particularly beneficial addition to this lovely abode, the nicely proportioned conservatory provides a second reception room or a separate dining room and incorporates a utility area with plumbing for a washing machine, a fitted base unit and laminate worktop, with matching upstands. It also has pvc double glazed windows, a radiator, wall light points and a pvc double glazed external door, which leads out to the rear patio and garden.

Ground Floor W.C.

A noteworthy attribute, incorporated within the conservatory, fitted with a two piece white suite, comprising a wash hand basin, with a mixer tap, and a w.c.

First Floor

Landing

Bedroom One

12' 3" x 10' 7" to wardrobe fronts (3.73m x 3.23m to wardrobe fronts)

This decent sized double room has fitted wardrobes, with storage cupboards above, a pvc double glazed window, a radiator, television and telephone points. A door gives access from this room to the stairs to the loft room.

Bedroom Two

11' 1" x 10' 6" (3.38m x 3.20m)

This second good sized double room has a pvc double glazed window, radiator and television point.

Bathroom

Fully tiled and fitted with a three piece light cream coloured suite, comprising a bath, with an electric shower over, a w.c. and a pedestal wash hand basin, with a wall mounted, mirror fronted cabinet above and an electric shaver point. Radiator, pvc double glazed, frosted glass window and an extractor fan.

Second Floor

Loft Room

11' 8" less stairwell x 11' 3" (3.56m less stairwell x 3.43m)

An excellent room, suitable for any number of purposes, including an occasional bedroom or hobby room, with a radiator, double glazed Velux window and extremely useful under-eaves storage areas on both sides of the room.



Outside

Front

The charming garden at the front has raised, stone walled flower beds, bursting with a variety of flowering plants, shrubs and holly bushes. A block paved driveway provides off road parking and there is a further raised, stone walled garden bed extending down one side of the drive, in which there are mature conifers and a pine tree. A stone archway gives access from the driveway to a stone flagged path, which leads to the side and rear garden.

Attached Garage

18' 4" x 8' 8" (5.59m x 2.64m)

A particularly noteworthy asset of this lovely abode, the attached garage has a bi-folding door, two windows, a cold water tap and a personal door at the rear. The wall mounted condensing combination central heating boiler is housed in the garage.

Side & Rear

The areas to the side and rear of the house are primarily block paved, with raised, pebble covered garden beds.

Directions

Proceed from our office on Church Street towards Manchester Road. Turn first right into The Butts, then bear to the left and continue down The Butts, past Merritt & Fryers (formerly Briggs & Duxbury), through the Valley Gardens Park and then turn first right into Hollins 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

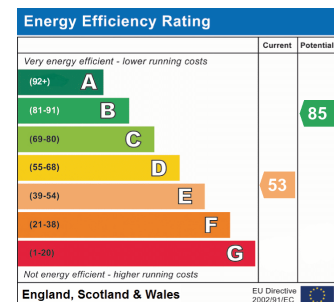
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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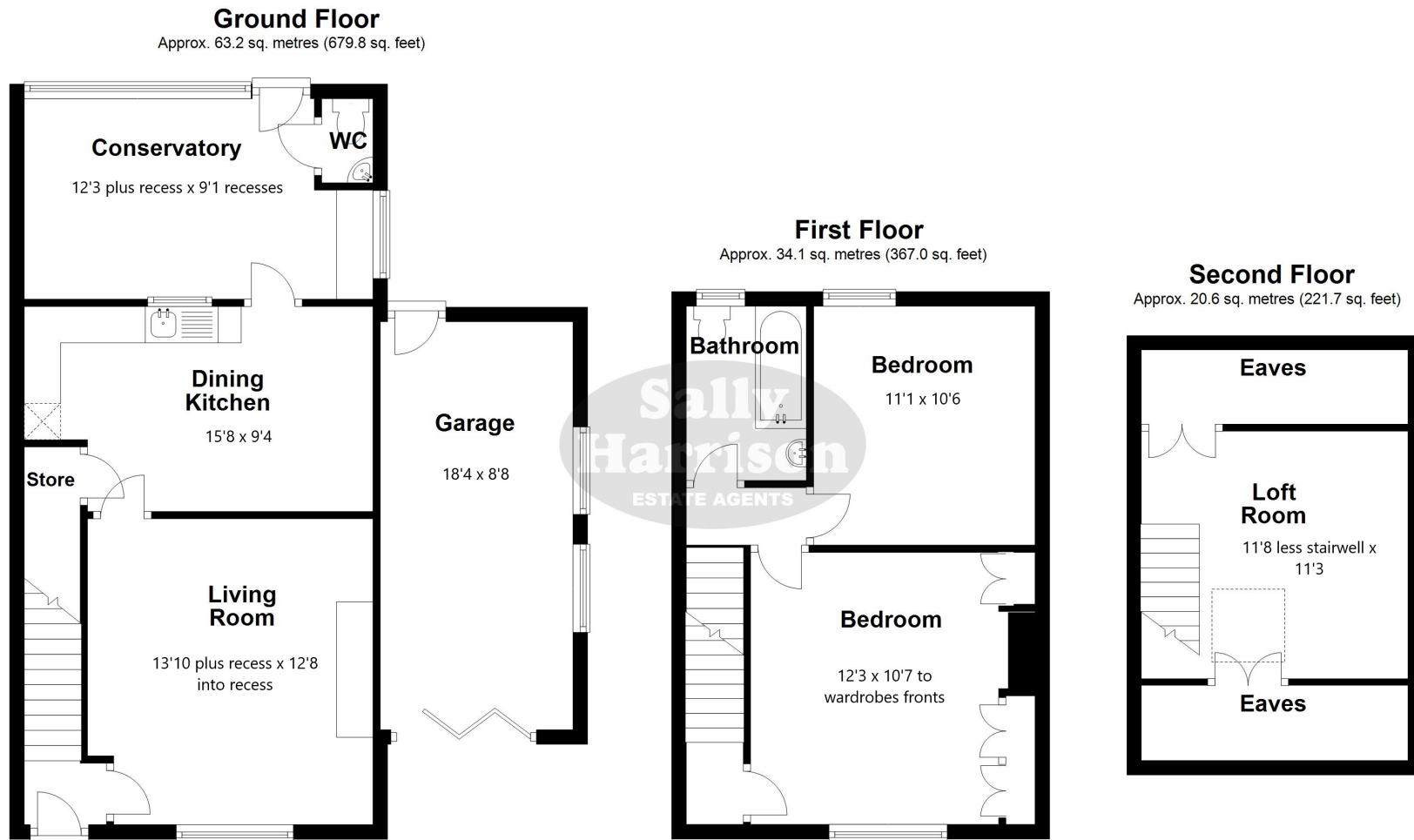
House To Sell?

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

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FLOORPLAN



Total area: approx. 117.9 sq. metres (1268.6 sq. feet)

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Plan produced using PlanUp.

