

**Sally
Harrison**
ESTATE AGENTS

Offers Around £99,950 Freehold



16 Back Chapel Street, Barnoldswick,
Lancashire BB18 5BA



PROPERTY DESCRIPTION

Stylishly furnished to an extremely high standard and tastefully presented throughout, this charming back to back cottage style terraced house is highly recommended for internal viewing. Located in a popular residential area, within easy reach of the town centre shops and cafes, this appealing abode would be ideally suited to a single person or a couple looking to be within easy reach of amenities.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises a pleasant and very inviting living room, featuring a fireplace recessed into the chimney breast fitted with a log burning stove and a kitchen, attractively fitted with modern grey shaker style units with a built-in electric oven and hob. The spacious bedroom has the benefit of a walk-in wardrobe and the superb bathroom is beautifully fitted with a three piece white suite, with a shower over the bath. There is an enclosed paved yard at the front and a most advantageous attribute of this lovely home is the good sized attached outbuilding/external utility, which could be utilised for many purposes including a workshop or storage for bicycles. NO CHAIN INVOLVED.

FEATURES

- Charming Back to Back Cottage
- Stylishly & Tastefully Presented Throughout
- Short Walk from Town Centre Amenities
- Pleasant Living Rm - Fireplace & Log Burner
- Modern Ftd Kitchen with Oven & Hob
- Spacious Bedroom with Walk-in Wardrobe
- Stunning 3 Pc Bathrm - Shwr over Bath
- Front Yard & Useful Outbuilding/Ext Utility
- PVC Dble Glazing & Gas Central Heating
- Viewing Essential to Apprec. - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed, frosted glass entrance door opening into the kitchen.

Kitchen

7' 9" plus recess x 7' 6" (2.36m plus recess x 2.29m)

The kitchen is stylishly fitted with modern grey shaker style units, wood finish laminate worktops and a single drainer sink, with a mixer tap. It also has a built-in electric oven and a gas hob, with an extractor canopy over and plumbing for a washing machine. PVC double glazed window, radiator and downlights recessed into the ceiling.

Living Room

13' 1" plus recess x 11' 2" plus alcoves and recesses (3.99m plus recess x 3.40m plus alcoves and recesses)

This tastefully presented, charming room features a fireplace, recessed into the chimney breast, with a stone lintel above and a slate hearth, which is fitted with a log burning stove. It is also laid with wood finish laminate flooring, gas a pvc double glazed window, a radiator and an open staircase leading to the first floor, with an under-stairs storage cupboard,

First Floor

Landing

Radiator.

Bedroom

13' 2" x 11' 2" plus recess (4.01m x 3.40m plus recess)

This good sized double room has a pvc double glazed window, a radiator and an extremely useful walk-in wardrobe, with clothes hanging rails, drawers and shelving, an electric light and which also gives access to the loft space.

Bathroom

7' 11" x 7' 4" (2.41m x 2.24m)

Attractively furnished with a modern three piece white suite, comprising a bath, with a ceiling height tiled splashback, a 'rainfall' style shower head, an additional flexible hand-held shower head and glazed shower screen. It also has a w.c. and a wash hand basin, with a mixer tap, a pvc double glazed, frosted glass window, chrome finish radiator/heated towel rail, tile effect laminate flooring and a storage cupboard, which also houses the gas condensing combination central heating boiler.

Outside

Front

Paved, enclosed yard, with a slightly raised pebble covered bed, a cold water tap, an external light and a wrought iron gate with matching wrought iron fencing on top of the stone boundary wall.

Outbuilding/External Utility

8' 6" x 7' 9" (2.59m x 2.36m)

An extremely beneficial attribute, the useful outbuilding/external utility can serve any number of purposes and has a pvc entrance door, a worktop, radiator and electric power and light.

Directions

Proceed from our office on Church Street towards Manchester Road. Go round the sweeping left hand bend and turn left into Chapel Street. Then take the second right into Wellington Street, then first left onto Back Chapel 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

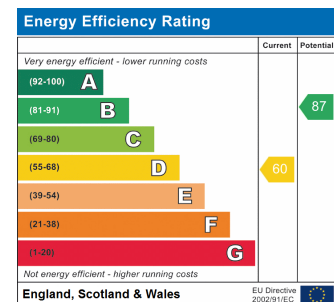
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

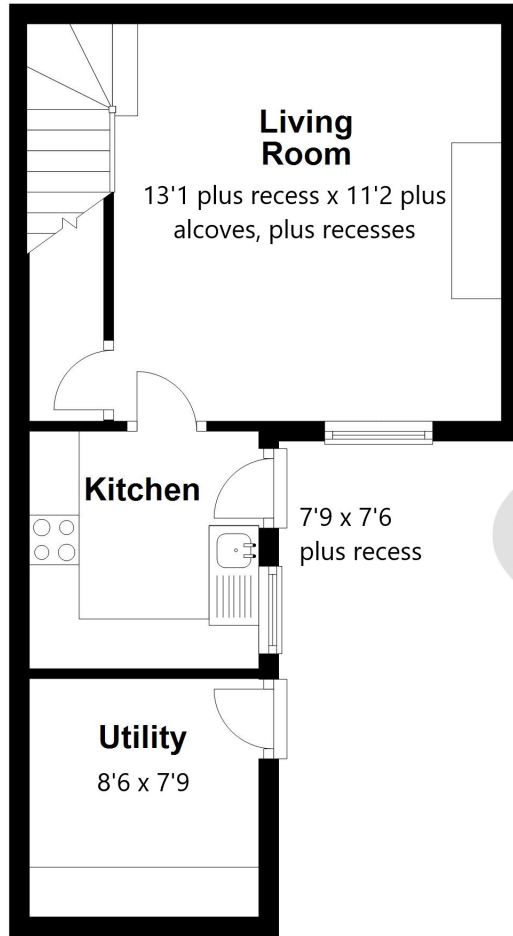
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FLOORPLAN

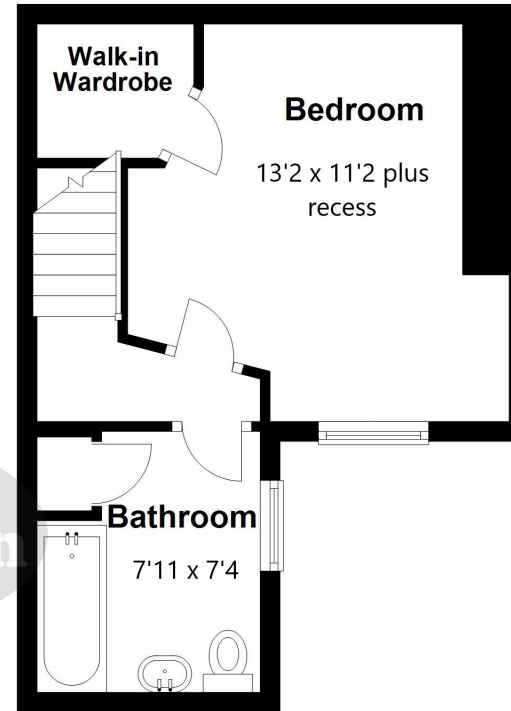
Ground Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



First Floor

Approx. 25.1 sq. metres (270.0 sq. feet)



Total area: approx. 55.6 sq. metres (598.0 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.

