



**24 'Quarry Cottage', Willow Rocks, Dales  
View Park, Salterforth, Lancashire BB18  
5RP**





## PROPERTY DESCRIPTION

This beautiful Park Home enjoys a highly desirable location on the boundary of Salterforth and Barnoldswick and is situated at the head of a small cul-de-sac on the well established, much sought after Dales View Park. Internal viewing is essential in order to appreciate this tastefully presented home, which would be absolutely ideal for buyers looking to downsize or retire. Offering a whole host of desirable attributes, including nice sized paved and decked patios, which offer a great degree of privacy, and a substantially built outbuilding, which has electric power and light and could be utilised for any number of purposes, including a workshop.

Well presented, with pvc double glazing and LPG gas central heating, run by a condensing combination boiler which was newly installed in 2023, the accommodation briefly comprises a spacious, light and airy lounge/diner, featuring a contemporary wall mounted electric fire, a bay window and French doors enjoying a pleasant open aspect and views, There is an inner hallway and a good sized kitchen, allowing space for a small dining table, attractively fitted with modern light wood finish shaker style units, an integral fridge/freezer and a freestanding gas cooker. Both bedrooms are a decent size, which have quality built-in furniture, there is a useful study/breakfast room and a shower room, stylishly furnished and fully lined with low maintenance pvc panelling, fitted with a modern three piece white suite, including a double sized walk-in shower.

There is a tarmac covered driveway/designated off road parking space within the actual plot, with additional visitor parking spaces very close by and the gardens surrounding this fabulous abode are yet another alluring feature. **EARLY VIEWING STRONGLY RECOMMENDED.**

## FEATURES

- Beautifully Pres'td Detached Park Home
- Highly Desirable, Semi-Rural Location
- Many Exceptional Attributes
- Spacious Lounge/Diner with Electric Fire
- Attractive Dining Kitchen inc. Appl'ces
- Useful Study/Breakfast Room
- 2 Decent Bedrms – Both with Ftd Furniture
- Stylish Shower Rm – Double Size Shower
- Off Rd Prkg & Delightful Private Garden
- Substantial Outbuilding/Workshop
- PVC DG & LPG CH - New Boiler 2023
- Early Viewing Strongly Recommended







## ROOM DESCRIPTIONS

### Entrance

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

### Kitchen

11' 3" x 9' 8" (3.43m x 2.95m)

Attractively furnished, the kitchen allows space for a small dining/breakfast table and is fitted with light oak finish shaker style units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. There is a freestanding gas cooker, with an extractor hood over, an integral fridge/freezer, plumbing for a washing machine, a pvc double glazed window, radiator and a small hatch opening into the dining area.

### Inner Hallway

Access to the loft space and a curtain fronted storage cupboard, housing the gas combination central heating boiler, which was newly installed in 2023.

### Lounge/Diner

19' 8" x 13' 4" reducing to 11' 9" in the dining area (5.99m x 4.06m reducing to 3.58m in the dining area)

This spacious, light and airy room has a contemporary wall mounted electric fire, a pvc double glazed window and pvc double glazed French doors, which benefit from a pleasant open aspect/views. There are two radiators, television and telephone points and an additional pvc double glazed window in the side elevation.

### Study

6' 6" x 5' 9" (1.98m x 1.75m)

A useful room, with a pvc double glazed window and radiator.

### Bedroom One

10' 7" x 9' 8" (3.23m x 2.95m)

A lovely double room, which is fitted with tasteful, light wood finish units around the bed area, which include two half size wardrobes, bedside cabinets and storage cupboards over the bed, with underneath them. It also has a radiator and a pvc double glazed window, from which there is a lovely outlook.

### Bedroom Two

8' 0" x 7' 8" to wardrobe fronts (2.44m x 2.34m to wardrobe fronts)

A good sized second bedroom, which is fitted with attractive light wood finish double hanging wardrobes and a shelved cupboard, with drawers below, extending the full length of one wall, a pvc double glazed window and a radiator.

### Shower Room

Fully lined with pvc panelling, the majority of which is tile effect, the shower room is stylishly furnished and fitted with a modern three piece white suite, comprising a double size walk-in shower, with a glazed shower screen, a fixed 'rainfall' style shower head and an additional, flexible shower. There is also a w.c. and a wash hand basin, set into a white gloss finish unit, incorporating cupboards and drawers, with a cabinet, vanity mirror and downlights above. It also has an additional large, shelved double cabinet, ideal for storing towels, a pvc double glazed, frosted glass window, radiator, an extractor and downlights recessed into the pvc lined ceiling.



### Outside

### Parking & Gardens

There is a tarmac covered driveway/designated parking area directly in front of the park home, with additional visitor parking spaces nearby. The delightful garden surrounding the park home is a particularly desirable attribute and, for the most part, is extremely private and secluded. The area to one side and around the rear of the park home has been paved and pebble covered for easy maintenance, with a raised, decked patio, with both areas being screened by a splendid rockery at the rear and substantial timber fencing down the side. There is an external light, a storage area and cold water tap. On the other side of the park home are garden beds.

### Outbuilding

11' 10" x 10' 5" (3.61m x 3.17m)

This large, substantially built store room is ideal as a workshop or hobby room and has a window and electric power and lighting.

### Directions

Proceed from our office on Church Street into Manchester Road. Go up the hill, past the Greyhound Pub on the right and continue on this road, past the turning on the right into Gillians Lane and then the entrance into Letcliffe Park on the left, up the next hill past the houses on the left and the entrance to Dales View Park is further along on the right.

### 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?

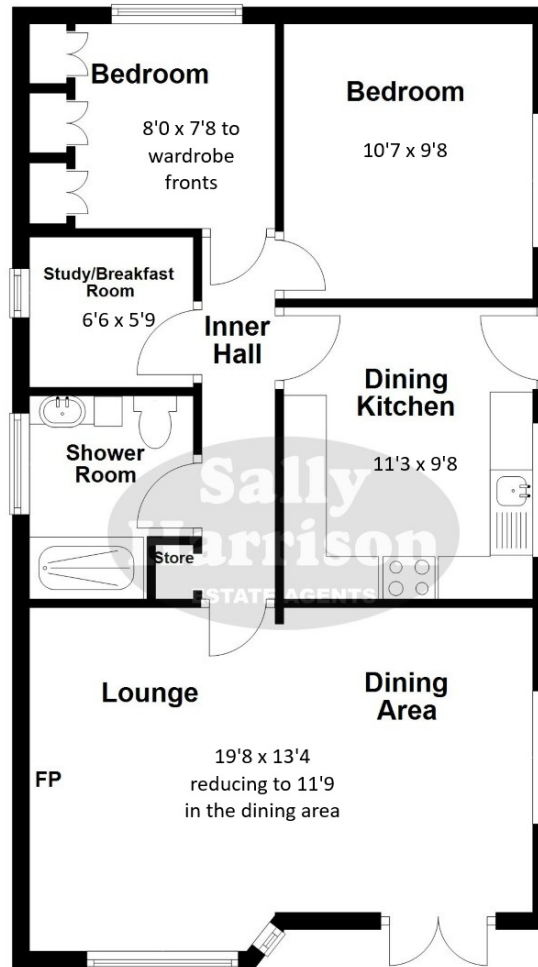
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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## FLOORPLAN

### Ground Floor

Approx. 62.9 sq. metres (677.1 sq. feet)



Total area: approx. 62.9 sq. metres (677.1 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 warrant 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.

