





## PROPERTY DESCRIPTION

This extremely appealing semi-detached house is located in the highly desirable village of Salterforth, situated on a sought after development, built by Seddon Homes in 2016. Immaculately presented and tastefully furnished throughout, this stunning abode would suit a wide variety of prospective buyers and is strongly recommended for an internal viewing. The village of Salterforth is surrounded by beautiful countryside and this lovely home is conveniently located just a short walk from the Leeds/Liverpool canal and the Anchor Inn. Amenities such as independent shops, cafes, the Doctors surgery, and supermarkets are close by in the neighbouring town of Barnoldswick.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall, a spacious, pleasant lounge, a good sized dining kitchen, which has French doors opening onto the garden at the rear and is stylishly fitted with modern units and appliances, namely an electric double oven/grill, a gas hob with an extractor canopy over, an integral dishwasher and fridge/freezer, a utility area and a ground floor wc. There are three bedrooms, one with an en-suite shower room, and a house bathroom, attractively fitted with a three piece white suite.

The block paved driveway provides off road parking for three cars and a particularly delightful attribute to this exceptional home is the enclosed garden at the rear, which has been superbly landscaped and laid with attractive stone flags and artificial grass for easier maintenance. There is also a good size bespoke timber shed, providing excellent storage space.



## FEATURES

- Extremely Appealing Semi-Detached House
- Highly Desirable Village Location
- Immaculately & Tastefully Presented
- Entrance Hall & Spacious, Pleasant Lounge
- Stylish Dining Kit including Appliances & French Doors
- 3 Bedrooms - 1 with En-Suite Shower Room
- Attractive House Bathroom
- Off Road Parking for 3 Cars
- Delightfully Landscaped Rear Garden
- Viewing Essential to Appreciate





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Composite entrance door. Stairs to the first floor and a radiator.

#### Lounge

14' 10" x 14' 4" into recess (4.52m x 4.37m into recess)

This spacious and extremely pleasant room has a pvc double glazed window, radiator, television and telephone points.

#### Dining Kitchen

13' 6" x 9' 9" plus recess (4.11m x 2.97m plus recess)

The good sized kitchen allows ample room for a dining table, has pvc double glazed French doors opening out to the delightful garden at the rear and is stylishly fitted with modern units and drawers, co-ordinating laminate worktops, with a matching upstand and tiled splash backs, and a one and a half bowl sink, with a mixer tap. It also has a range of built-in Bosch appliances, namely an electric double oven/grill, a gas hob, with a stainless steel extractor canopy over, and an integral fridge freezer and dishwasher. Tiled floor, pvc double glazed window, radiator and downlights recessed into the ceiling.

#### Utility Room

Fitted with the same wall units and worktops as the kitchen, the utility has a tiled floor, plumbing for a washing machine and space for a condenser tumble dryer.

#### Ground Floor W.C.

Fitted with a two piece white suite, comprising a pedestal wash hand basin, with a mixer tap and splashback, and a w.c., with a tiled splash back. Radiator, tiled floor and an extractor fan.

### First Floor

#### Landing

Balustrade and built-in cupboard, housing the gas condensing combination central heating boiler. Access, via a folding wooden ladder, to the partially boarded loft space, which has an electric light.

#### Bedroom One

10' 9" x 10' 3" plus recess (3.28m x 3.12m plus recess)

This double room has a pvc double glazed window and a radiator.

#### En-suite Shower Room

Fitted with a modern three piece white suite, comprising a larger than standard, fully tiled shower cubicle and a w.c. and wash hand basin, both with a tiled splash back. Chrome finish radiator/heated towel rail, electric shaver point, downlights recessed into the ceiling and an extractor fan.

#### Bedroom Two

10' 6" x 9' 10" (3.20m x 3.00m)

This second double room has a radiator and overlooks the garden at the rear, as well as benefitting from a rural view from the pvc double glazed window.

#### Bedroom Three

7' 3" x 6' 8" (2.21m x 2.03m)

A single room, with a large built-in cupboard, a pvc double glazed window and radiator.

### Bathroom

Attractively furnished and fitted with a three piece white suite, comprising a bath, with a mixer tap, a w.c and a wash hand basin, all of which have tiled splashbacks. PVC double glazed, frosted glass window, electric shaver point, radiator, downlights recessed into the ceiling and an extractor fan.

### Outside

#### Front

Block paved drive, providing parking for up to three cars, gravel covered borders, garden bed, planted with shrubs and paved pathways, which extend down the side of the house to a gate giving access to the rear.

#### Rear

A particularly desirable and enticing attribute of this lovely home, the enclosed, beautifully landscaped garden is partly laid with attractive stone flags, has a circular, artificial grass 'lawn', with garden borders, stocked with a variety of shrubs and flowering plants. There is also a pergola in one corner of the garden, over a stone flagged patio, providing a charming seating area. External cold water tap, external light and a substantial timber garden shed.

### Directions

Proceed out of Barnoldswick, along Kelbrook Road (B6383) towards Salterforth and Kelbrook, go straight through the crossroads in Salterforth and take the next left turn into Broadstones, then turn immediately right into Becksides.

### 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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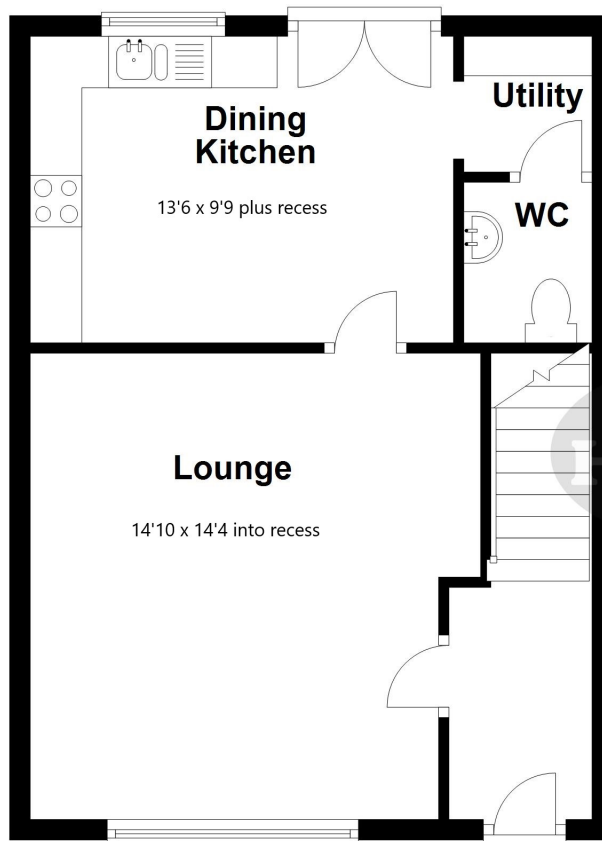


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

# FLOORPLAN

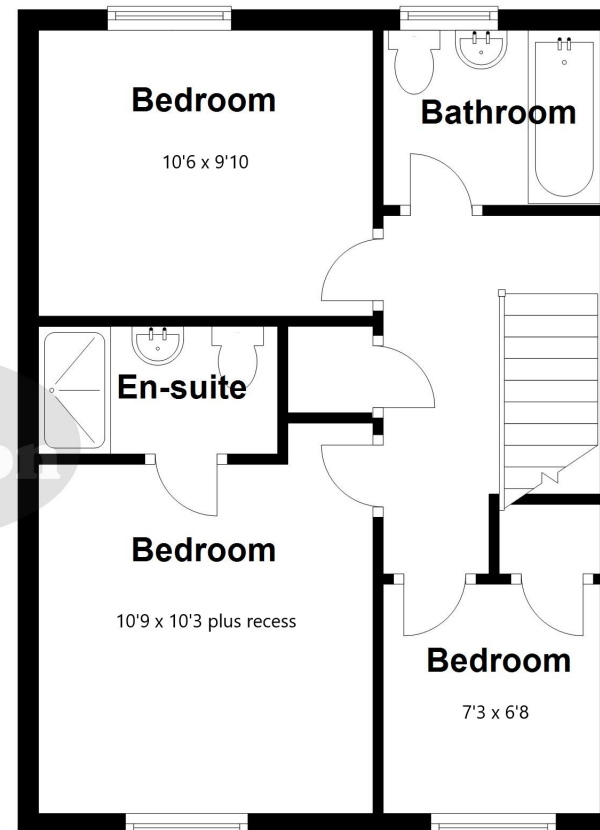
## Ground Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



## First Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 82.8 sq. metres (890.8 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.

