



37 Whitworth Way, Barnoldswick, Lancashire. BB18 6YN

Located on an extremely sought after development in a highly desirable area on the outskirts of Barnoldswick, close to beautiful open countryside, the Leeds/Liverpool canal and Greenberfield Locks, this three storey, split level, detached house enjoys a pleasing, traffic free position at the head of a cul-de-sac. Providing generously proportioned living space, with stylish, high quality fixtures and fittings, this excellent family home offers many advantageous assets, including a double width drive, a large, integral, tandem double garage and a very attractive, low maintenance, enclosed rear garden, which features a fabulous porcelain paved patio and a superb summerhouse, in which there is a hot tub. Internal viewing is strongly recommended and absolutely essential to fully appreciate all that this lovely family residence presents.



Offers Around £325,000 Freehold

PROPERTY DESCRIPTION

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The tastefully furnished accommodation is complemented by pvc double glazing and gas central heating and briefly comprises, on the lower ground floor, a charming reception hall, a w.c./cloakroom and a study/home office, which could be utilised for any number of purposes and also gives internal access to the garage. On the upper ground floor is a large, impressive, open plan lounge, dining room and kitchen – a great family living area – with patio doors leading out to the garden. The well-designed kitchen is equipped with a good range of cream gloss finish units, has a breakfast bar matching the worktops and includes a built-in Neff electric double oven/grill, a gas hob, with an extractor over, a dishwasher and an American style fridge/freezer. There are four decent sized bedrooms on the first floor, with the main bedroom having a luxuriously furnished en-suite shower room, which is fully tiled and has a double size shower unit, and a stunning family bathroom, which is also fully tiled and has a shower over the bath.

The block paved drive provides off road parking for two cars and the particularly beneficial tandem double garage has a remote controlled up and over door and a very useful utility area at the rear, with plumbing for a washer, space for a condenser dryer and fitted storage shelves. The delightful rear garden is split level and has been designed for easy care and, as well as the good sized, porcelain patio, is laid with artificial grass and has external electric power and light and a cold water tap. NO CHAIN INVOLVED.

FEATURES

- 3 Storey, Split Level Detached House
- Traffic Free Position in Cul-de-Sac
- Spacious, Desirable Family Home
- Highly Sought After Loc on Outskirts
- Recep. Hall, WC/Cloakrm, Study
- Fabulous Open Plan Living Rm & Din Kit
- 4 Nicely Proportioned FF Bedrms
- En-Suite Shwr Rm & Family Bathrm
- Tandem Dble Garage with Utility Area
- Lovely Grdn with Summerhse & Hot Tub
- Dble Width Drive - Gas CH & PVC DG
- Internal Viewing Essential to Appreciate



ROOM DESCRIPTIONS

GROUND FLOOR

Reception Hall

A particularly appealing feature, the hall has a composite entrance door, incorporating frosted glass windows, with pvc double glazed, frosted glass windows to one side. Open return staircase leading to the first floor, with a spindled balustrade and a pvc double glazed window on the half landing. Wood finish laminate flooring, radiator, with an ornate cover, and two telephone points.

Ground Floor W.C./Cloaks

Fitted with a two piece white suite, comprising a w.c. and a wash hand basin. Mirror fronted fitted wardrobe/cloaks cupboard, wood finish laminate flooring, radiator, pvc double glazed, frosted glass window and an extractor fan.

Study/Home Office

9' 10" x 9' 10" plus recess (3.00m x 3.00m plus recess)

This good sized room could be utilised for many purposes, including an occasional bedroom, and has a pvc double glazed window, radiator, wood finish laminate flooring and a door giving internal access into the garage.

UPPER GROUND FLOOR

Landing

Return staircase leading to the first floor, with a spindled balustrade, pvc double glazed window on the half landing and a radiator.

Open Plan Lounge, Dining Room & Kitchen

A superb feature of this impressive home, this large open area is especially suited to modern day family living and laid throughout with wood finish luxury vinyl flooring.

Lounge - 19' 8" x 11' 9" (5.99m x 3.58m)

The spacious lounge benefits from far reaching views over the houses opposite and has an illuminated base unit with a flame effect electric fire and a unit above with a bracket for a wall mounted television, two stylish radiators, pvc double glazed windows and wall light points.

Dining Area - 16' 7" plus recess x 9' 3" (5.05m plus recess x 2.82m)

Generously proportioned and very light and airy, the dining area has pvc double glazed French doors, incorporating venetian blinds, opening onto the rear garden.

Breakfast Kitchen - 10' 0" x 9' 5" (3.05m x 2.87m)

An impressive and attractive feature, the kitchen is stylishly furnished with a range of modern cream gloss finish units, laminate worktops and matching a breakfast bar, with rustic brick effect splash-backs, and a one and a half bowl sink, with a mixer tap. Built in Neff electric double oven/grill and a gas hob, with an extractor canopy over, an integral dishwasher and an American style fridge/freezer. PVC double glazed window, concealed lighting under the wall units and plinth lights. Bracket for a wall mounted television and down lights recessed into the ceiling.

FIRST FLOOR

Landing

Built-in cupboard, with fitted shelves. Access to the partly boarded loft space.

Bedroom One

11' 7" x 10' 2" (3.53m x 3.10m)

Situated at the front of the house and enjoying the superb far reaching views, this double room has a pvc double glazed window, radiator, telephone point and bracket for a wall mounted television.

En-Suite Shower Room

Fully tiled and beautifully furnished, the en-suite is fitted with a superior quality three piece white suite, comprising a double sized shower cubicle, with a fixed 'rainfall' style shower head, plus an additional, flexible, hand-held shower head. There is also a w.c. and a wash hand basin, with a drawer below and vanity mirror above. Chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window, down-lights recessed into the ceiling, an extractor fan and tiled floor.

Bedroom Two

12' 1" x 7' 10" (3.68m x 2.39m)

Also at the front and benefitting from the fabulous views, this second double room has a radiator and pvc double glazed window.

Bedroom Three

11' 10" x 7' 5" (3.61m x 2.26m)

With a pvc double glazed window, this third double room also has a radiator, telephone point and point and bracket for a wall mounted television.

Bedroom Four

9' 10" x 7' 10" (3.00m x 2.39m)

Providing a large single or small double room, with a pvc double glazed window and a radiator.

Bathroom

Another delightful attribute of this stunning family home, the luxuriously appointed house bathroom is fully tiled, including the floor, and, as with the en-suite, is fitted with a high quality three piece white suite, comprising a double ended bath, with a central mixer tap and a flexible shower attachment. There is also a wash hand basin, with a 'waterfall' style mixer tap, a w.c., a radiator/heated towel rail, pvc double glazed, frosted glass window and down-lights recessed into the pvc lined ceiling.

Outside

Front

Double width, block paved drive and a small lawned garden. There are steps at one side of the house leading up to the rear garden.

Double Tandem Garage

29' 8" x 9' 8" (9.04m x 2.95m)

Another of the many advantageous assets, the integral tandem double garage has a remote controlled up and over door, wall mounted shelving, plumbing for a washing machine, electric power and light and houses the wall mounted gas condensing combination central heating boiler.

Rear

The delightful, split level garden at the rear is laid with extremely attractive, high quality, porcelain paving and has an artificial grass lawn, from which steps lead up to a further artificial grass lawn. The garden also boasts a superb summerhouse, which has a hot tub inside, electric power and light and a wall mounted electric heater. External power point and light and a cold water tap.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, at the T junction turn left and then turn right at the mini roundabout, continuing on Skipton Road. Go past Rolls Royce on the left, over the canal bridge and then on the sweeping left hand bend (just before Rolls Royce Sport & Social Club) turn left into Coates Lane. Take the third left turning off Coates Lane into Whitworth Way and the property is at the head of the cul-de-sac on the left.

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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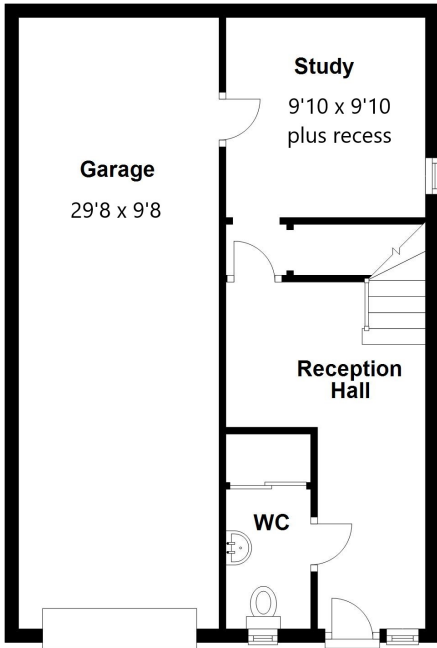


FLOORPLAN & EPC



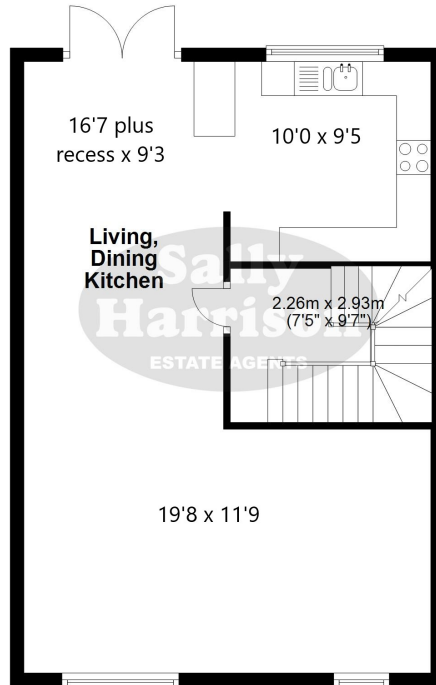
Ground Floor

Approx. 53.3 sq. metres (574.1 sq. feet)



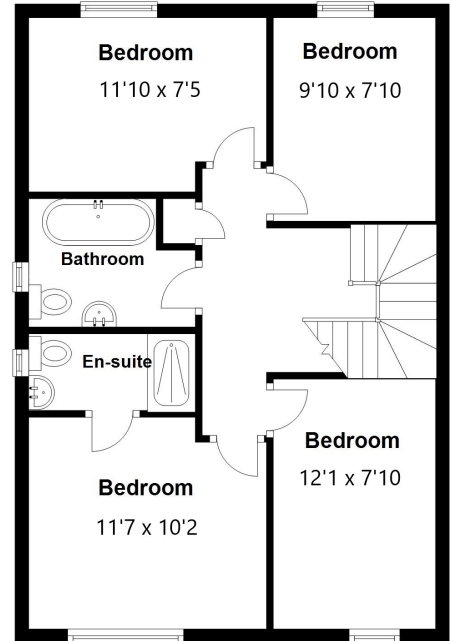
First Floor

Approx. 53.3 sq. metres (574.1 sq. feet)



Second Floor

Approx. 53.5 sq. metres (575.8 sq. feet)



Total area: approx. 160.2 sq. metres (1724.0 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Barnoldswick
 8, Church Street, Barnoldswick, BB18 5UT
 01282 817755
 sales@sallyharrison.co.uk