





## PROPERTY DESCRIPTION

Perfect as a starter home for first time buyers or for buyers looking to downsize, this extremely well presented home offers many advantageous attributes, including a ground floor w.c., two en-suite double bedrooms and an early viewing is strongly recommended. Benefiting from a pleasant open aspect/views from the rear, this particularly appealing terraced house enjoys a desirable village location and is conveniently situated within easy walking distance to Sough Park and the wonderful countryside surrounding the area.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises a pleasant, light and airy sitting room, with a wall mounted electric fire, a good size breakfast kitchen, attractively fitted with white gloss fronted units and a Range style cooker, a rear entrance hallway and a ground floor wc. There are two double bedrooms, the larger of the two has an extensive range of built-in furniture and an en-suite shower room, which is tastefully furnished with a modern three piece white suite, and the second double bedroom also has built-in wardrobes with matching bedside cabinets, has views from the rear and a three piece en-suite shower room. To the rear is a charming enclosed paved yard/patio. NO CHAIN INVOLVED.



## FEATURES

- Charming Mid Terraced House
- Desirable Village Location
- Well Presented & Tastefully Furbished
- Pleasant Living Room with Electric Fire
- Ftd B'fast Kitchen with Range Cooker
- Useful Ground Floor W.C
- 2 Double Bedrms - Both with Ftd Furniture
- En-Suite Shower Rms to Both Bedrms
- Pleasant Yard/Patio - PVC DG & GCH
- Early Vwg Highly Rec - Ideal for FTB's





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

PVC entrance door, with a pvc double glazed window light above, opening into the living room.

#### Living Room

12' 8" into alcoves x 12' 11" (3.86m into alcoves x 3.94m)

This pleasant, light and airy room has a wall mounted electric fire, a radiator, pvc double glazed window and under-stairs storage area, with a built-in shelved cupboard.

#### Small Inner Hall

Stairs to the first floor and a radiator.

#### Breakfast Kitchen

12' 10" x 9' 1" (3.91m x 2.77m)

The good sized, attractively furnished kitchen is fitted with a range of white gloss fronted units, laminate worktops, which extend to provide a breakfast bar, with matching splashbacks, and a stainless steel sink. It also has a built-in range style cooker, with an extractor canopy over, plumbing for a washing machine and the wall mounted gas combination condensing central heating boiler is concealed in a cupboard matching the units. PVC double glazed window, radiator and tiled floor.

#### Rear Hallway

PVC double glazed, frosted glass window and tiled floor.

#### Ground Floor W.C.

Fitted with a two piece white suite, comprising a w.c. and a wash hand basin. PVC double glazed, frosted glass window and tiled floor.

#### First Floor

#### Landing

Downlights recessed into the ceiling.

#### Bedroom One

11' 0" to wardrobe fronts x 8' 8" extending to 13' 0 into recess (3.35m to wardrobe fronts x 2.64m extending to 3.96m into recess)

This double room has an extensive range of fitted furniture, including wardrobes, drawers, a dressing table and a headboard, with bedside cabinets and over-bed storage cupboards. PVC double glazed window, radiator and wall light points.

#### En-Suite Shower Room

Fully lined with pvc 'wet wall' style panelling and attractively furnished, the shower room is fitted with a modern three piece white suite, comprising a larger than standard shower cubicle, a w.c. and a wash hand basin, which is set in a vanity unit, which incorporates a number of storage cupboards and drawers and has a large mirror above with downlights above. Radiator/heated towel rail, tiled floor and downlights recessed into the ceiling.

#### Bedroom Two

9' 3" x 7' 10" to wardrobe fronts, plus recess (2.82m x 2.39m to wardrobe fronts, plus recess)

Enjoying the open aspect/views from the rear, this second double room has built-in wardrobes and matching bedside cabinets. PVC double glazed window, radiator, downlights recessed into the ceiling and access to the loft space.

#### En-Suite Shower Room

Half tiled and fitted with a three piece white suite, comprising a shower cubicle, a w.c. and a wash hand basin. Radiator.



### Outside

#### Rear

Charming, enclosed yard/patio which is fully paved and has a cold water tap.

#### Directions

Proceed out of Barnoldswick along Kelbrook Road, go straight through the crossroads in Salterforth and continue on to the large roundabout at the end of Kelbrook Road. Take the first exit off the roundabout into Colne Road and carry on through Kelbrook into Sough. After the second row of houses on the right, turn right into Holme Close and then next right into Arthur 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.

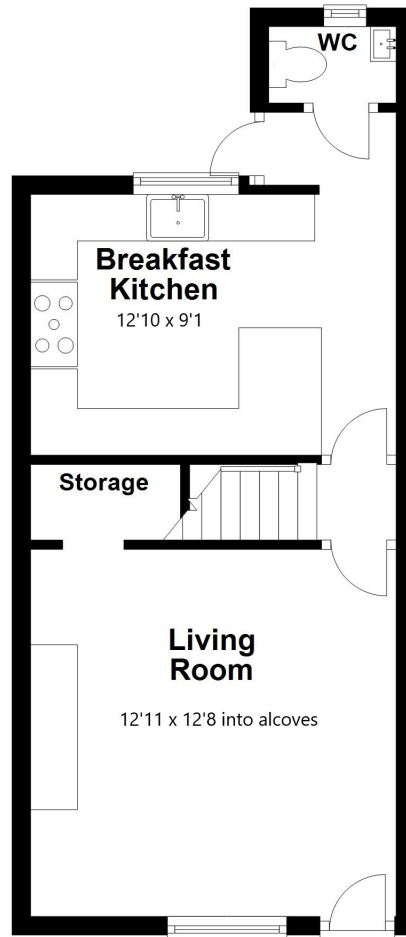
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

# FLOORPLAN

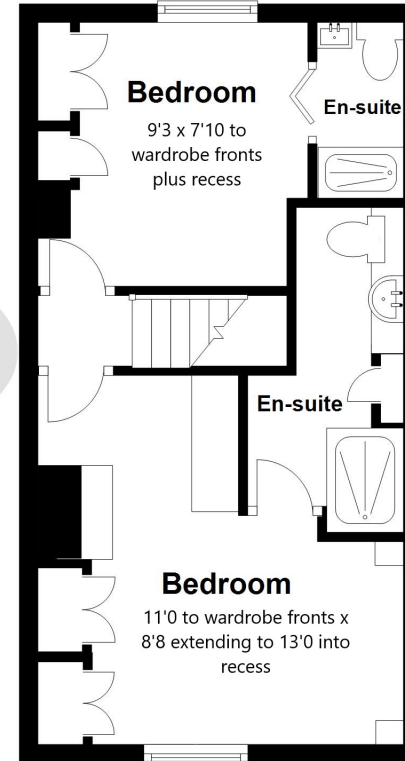
## Ground Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



## First Floor

Approx. 30.4 sq. metres (326.7 sq. feet)



Total area: approx. 63.2 sq. metres (679.9 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.

