

Offered Around £335,000 Freehold



**3 Chapman Court, Barnoldswick,
Lancashire BB18 5EE**



PROPERTY DESCRIPTION

A rare and exciting opportunity to acquire a substantial, modern three bedroomed detached bungalow, positioned within a small, highly sought after development, constructed by Gleeson Homes around 1999/2000. This extremely appealing abode has the advantage of a detached double garage and a drive, providing off road parking for two vehicles and is conveniently situated within easy reach of the parade of shops on Gisburn Road. Offering well presented and generously proportioned living space, this desirable home must be viewed internally to fully appreciated the quality and size on offer.

Complemented by pvc double glazing, gas central heating, run by a condensing combination boiler which was newly installed in 2024, and having the benefit of solar panels, the accommodation briefly comprises an entrance hall with two built-in storage cupboards and an impressive lounge, which has a fireplace fitted with a living flame gas fire. The large dining kitchen partially separates the kitchen from the dining area, which has patio doors leading out to the rear garden. The kitchen is fitted with wood fronted units and appliances, incorporating a built-in electric oven and a gas hob (both currently not in working order) with an extractor hood over, and integral fridge, freezer and dishwasher.

There are three good sized bedrooms, two with built-in wardrobes, and the principle bedroom having an en-suite shower room. The other bedrooms are served by the house bathroom, which has a three piece white suite with a shower over the bath.

The bungalow is set on a corner plot and is surrounded by gardens with the front and side aspects laid primarily to lawn. The enclosed rear garden has a stone flagged patio with gravel covered areas. NO CHAIN INVOLVED.

FEATURES

- Substantial, Modern Detached Bungalow
- Popular Cul-de-Sac Location
- Double Garage, Drive & Surrounding Gardens
- Short Walk from a Parade of Shops & Park
- Entrance Hall & Impressive Lounge
- Large Dining Kitchen inc. Appliances
- 3 Good Sized Bedrms – 2 with Ftd W'robes
- En-Suite Shower Rm & Family Bathrm
- PVC DG, Gas CH & Solar Panels
- Viewing Essential to Apprec. – No Chain





ROOM DESCRIPTIONS

Entrance Hall
PVC double glazed, frosted glass entrance door. Two radiators, built-in storage cupboards, one housing the pressurised hot water tank, and access to the loft space.

Lounge
17' 6" x 14' 0" (5.33m x 4.27m)
A spacious, impressive room, featuring a fireplace, fitted with a living flame gas fire, and having a pvc double glazed window and a radiator.

Dining Kitchen
17' 6" x 11' 6" plus recess (5.33m x 3.51m plus recess)
An alluring attribute of this desirable bungalow, the large dining kitchen is partially divided to create a separate dining area and in this part of the room there is a pvc double glazed sliding patio door, leading out to the rear garden and patio, a radiator and a frosted glass external door leading out to one side of the property. The kitchen is fitted with wood fronted units, wood finish laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven and a gas hob, with an extractor hood over (please note that we have been informed that the oven and hob are not currently working), as well as an integral fridge, freezer and dishwasher. There is also plumbing for a washing machine, a pvc double glazed window and the gas condensing combination central heating boiler concealed in a wall unit.

Bedroom One
11' 7" x 9' 2" plus recess (3.53m x 2.79m plus recess)
This double room has a built-in double wardrobe, a pvc double glazed window, radiator and wall light points.

En-Suite Shower Room
Fully tiled and fitted with a three piece white suite, comprising a shower cubicle, a w.c. and a pedestal wash hand basin, a radiator and a pvc double glazed window.

Bedroom Two
12' 1" x 8' 1" (3.68m x 2.46m)
This second double room has a built-in wardrobe, pvc double glazed window and radiator.

Bedroom Three
8' 7" x 7' 10" (2.62m x 2.39m)
Providing a small double or large single room, with a radiator and pvc double glazed window.

Bathroom
Fully tiled and fitted with a three piece white suite, comprising a bath with a mixer tap/shower over, a w.c. and a pedestal wash hand basin, the bathroom also has a pvc double glazed window and a radiator.

Outside

Front & Side
Nicely positioned on a corner plot, this superior bungalow has a lawn extending the full width of the frontage, which also extends down one side of it. A gate at the other side of the bungalow allows access into the rear garden, there is also a paved pathway running along the front, an open porch, providing shelter over the front entrance door, and an external electric light.

Rear
Enclosed, low maintenance garden, with a flagged patio and path, gravel covered borders and an attractive flagged and stone feature. There is also an external electric light, cold water tap and a gate giving access to and from the garden onto the drive and garage. This desirable dwelling also has the considerable advantage of a double width tarmac covered drive, in front of the garage, providing off road parking for two cars.

Detached Double Garage
17' 7" x 17' 1" (5.36m x 5.21m)
Another extremely beneficial asset of this lovely bungalow, the double garage has twin up and over doors, a pvc double glazed window and electric power points and lights.

Directions
Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, then turn left at the T junction and go straight ahead at the mini roundabout into Gisburn Road. Go past the first short parade of shops on the left, then, opposite the second parade of shops on the left, turn right into Edmondson Street. Continue right to the bottom of Edmondson Street and then turn left into Chapman Court.

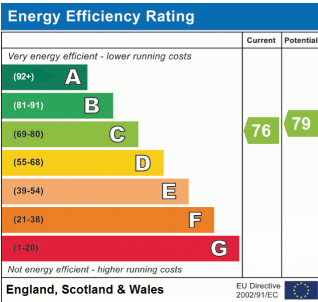
Viewings
Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

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.

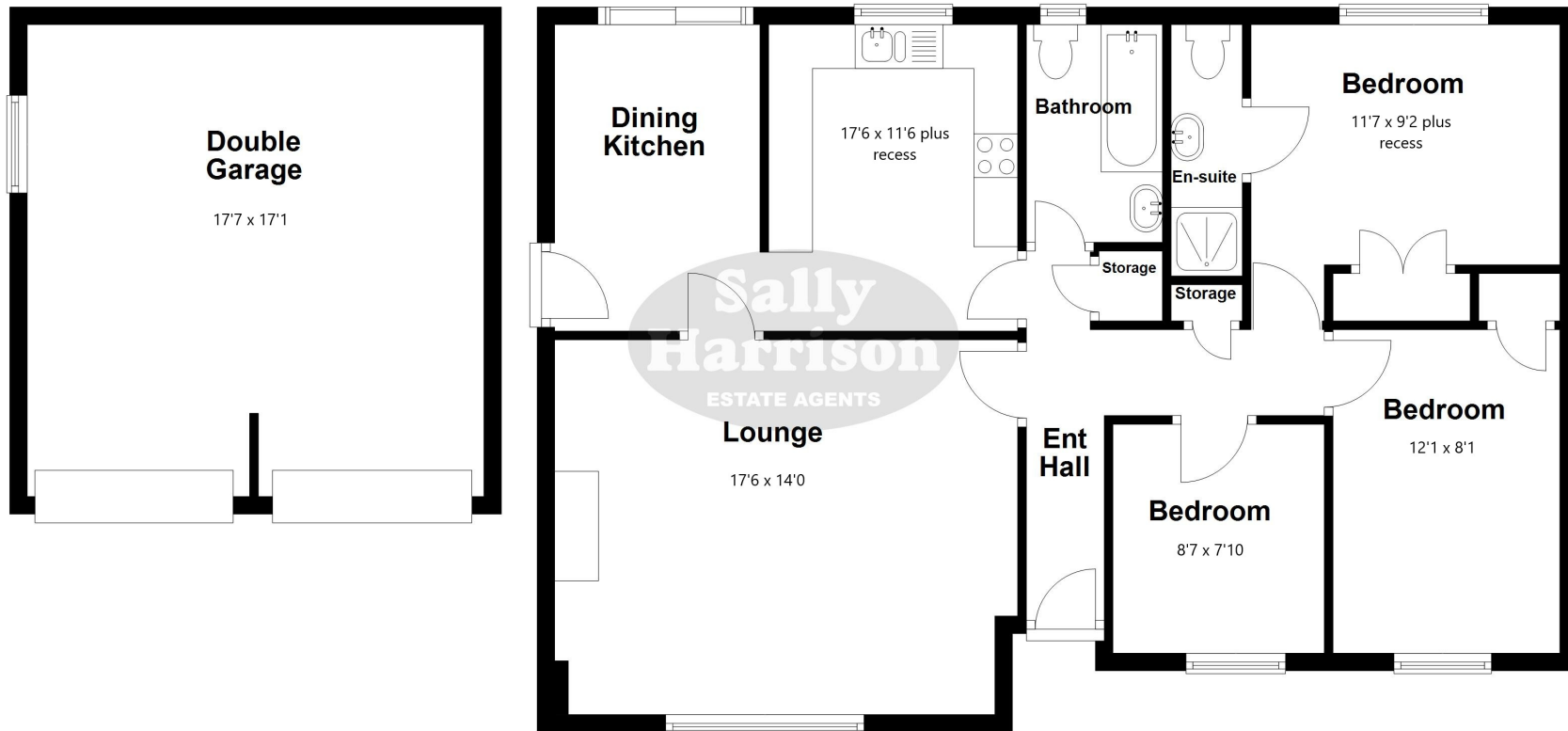
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FLOORPLAN

Ground Floor

Approx. 112.9 sq. metres (1215.3 sq. feet)



Total area: approx. 112.9 sq. metres (1215.3 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.