



10 Valley Road, Barnoldswick, Lancashire  
BB18 6AZ





## PROPERTY DESCRIPTION

This garden fronted, mid terraced, three bedroomed family house is situated close to a park and children's play area, is not too far from the town centre amenities and is also a relatively short walk from the Leeds/Liverpool canal and the beautiful countryside surrounding Barnoldswick. Well presented and tastefully furnished, this appealing home offers nicely proportioned living space and is absolutely perfect for first timer buyers or for rental investors.

Benefitting from pvc double glazing and gas central heating, the accommodation briefly comprises a pleasant, light and airy sitting room, featuring a decorative fireplace and open stairs to the first floor, and a spacious living/dining room, with a fireplace, which is fitted with a gas fire, and a useful under-stairs cupboard/pantry. The nice sized kitchen is fitted with modern, light wood finish shaker style units.

On the first floor are two decent sized bedrooms, with one having a walk-in, over-stairs wardrobe, and a three piece bathroom, fitted with a white suite, which includes a bath with a shower over. On the second floor is a large attic room, providing another excellent double bedroom.

To the front of the property is a split-level garden forecourt and to the rear is an enclosed, paved yard, with a cold water tap. **EARLY VIEWING RECOMMENDED.**

## FEATURES

- Garden Fronted, 3 Bed Mid Terr House
- Good Sized Family Home Near a Park
- Ideal for FTB's or Rental Investor
- Pleasant & Inviting Sitting Room
- Living/Dining Rm with Fireplace & Gas Fire
- Nice Sized Ftd Kitchen with Modern Units
- 2 FF Bedrooms - 1 with Walk-in Wardrobe
- 3 Pc Bathroom with Shower Over Bath
- Generous SF Attic/Bedroom 3
- PVC DG & GCH - Enc. Paved Rear Yard





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

PVC double glazed, frosted glass entrance door, with a matching window light above, leading into the sitting room.

#### Sitting Room

12' 0" plus alcoves x 9' 7" plus recess (3.66m plus alcoves x 2.92m plus recess)

A pleasant, light and airy room, featuring a fireplace, recessed into the chimney breast, and an open staircase to the first floor, with a spindled balustrade. PVC double glazed window and radiator.

#### Living/Dining Room

13' 6" into alcoves x 12' 6" (4.11m into alcoves x 3.81m)

The spacious living/dining room has a fireplace surround, with a marble inset and hearth, fitted with a gas fire, a pvc double glazed window, radiator, dado rail and under-stairs storage cupboard, with an electric light.

#### Kitchen

10' 1" x 6' 7" (3.07m x 2.01m)

The nice sized kitchen is fitted with light wood shaker style units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has an electric cooker point, plumbing for a washing machine and houses the wall mounted gas combination central heating boiler. PVC double glazed window, radiator, tiled floor and a pvc double glazed, frosted glass external door.

### First Floor

#### Landing

Spindled balustrade and enclosed stairs to the second floor.

#### Bedroom One

11' 11" plus alcoves x 9' 4" (3.63m plus alcoves x 2.84m)

This double room has an open aspect from the front and has a pvc double glazed window, radiator and a good sized, walk-in under-stairs cupboard/wardrobe, with a fitted clothes rail.

#### Bedroom Two

10' 4" x 6' 11" plus recess (3.15m x 2.11m plus recess)

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

#### Bathroom

Fitted with a three piece white suite, comprising a bath, with a shower over and tiled splashback, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window and chrome finish radiator/heated towel rail.

### Second Floor

#### Attic/Bedroom Three

16' 11" in recesses with restricted headroom, less stairwell x 11' 11" plus recesses (5.16m into recesses with restricted headroom, less stairwell x 3.63m plus recesses)

This large attic room provides a fantastic double bedroom and has a double glazed Velux style window, incorporating a blackout blind, and two radiators.



### Outside

#### Front

Split level garden forecourt.

#### Rear

Enclosed yard with a paved patio area and a cold water tap.

#### Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and continue on to the traffic lights by the Police Station. Turn left immediately through the lights into Rainhall Road, continue down the hill and then take the second left turning, after the bungalows on the left, into Valley Road. Go past the Park on the left and the house is 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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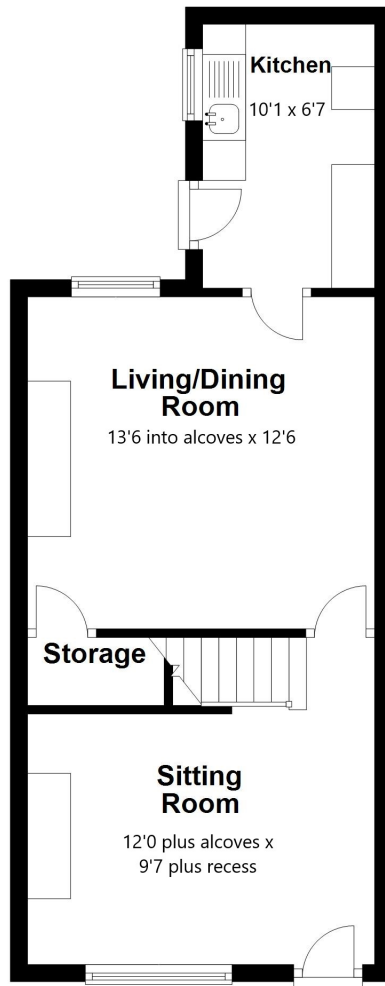
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		55	82
England, Scotland & Wales		EU Directive 2002/91/EC	



# FLOORPLAN

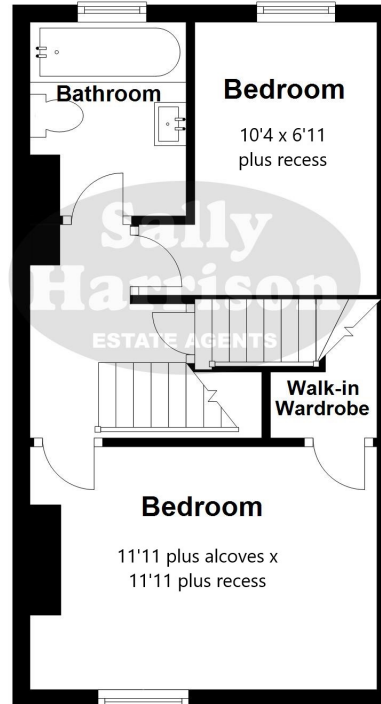
## Ground Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



## First Floor

Approx. 31.3 sq. metres (337.2 sq. feet)



## Second Floor

Approx. 18.7 sq. metres (201.7 sq. feet)



Total area: approx. 87.7 sq. metres (944.3 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 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.

