



14 Bank Street, Barnoldswick, Lancashire
BB18 6AU



PROPERTY DESCRIPTION

Enjoying a pleasant open aspect from the front, overlooking the park area directly opposite, with views beyond, this stone built, mid terraced house offers deceptively spacious accommodation and is conveniently located for access to the town centre, as well as both primary and secondary schools, a children's nursery and other amenities. Although requiring some general improvement and refurbishment, this good sized property has lots of potential and the makings of a lovely family home and would be ideal for first time buyers looking for a DIY project, or an excellent rental investment for speculators.

With the benefit of gas central heating and double glazing, the property briefly comprises an entrance hall, a sitting room, enjoying the open outlook and featuring a fireplace with living flame gas fire, a generously sized living/dining room, which also has a fireplace, fitted with a modern electric fire, and a kitchen, with fitted units and a gas cooker. The house has three decent sized bedrooms, including a large second floor attic room, with the main bedroom on the first floor having the advantage of far reaching views and a useful, walk-in wardrobe. The fully tiled bathroom is fitted with a modern white three piece suite and has an electric shower over the bath. To the rear is an enclosed yard with an outbuilding. NO CHAIN INVOLVED

FEATURES

- Mid Terraced Family House
- Well Proportioned Living Space
- Open Aspect/Views from Front
- Handy for Access to Amenities
- Entrance Hall & Sitting Room
- Living/Dining Rm & Ftd Kitchen
- 3 Good Sized Bedrms inc Attic
- Fully Tiled Bathrm - Shower Over Bath
- Gas CH & DG, Rear Yard with Outbldg
- Requires Improving & Refurbishing





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Part glazed entrance door, with a stained glass and double glazed window light above. Two radiators, stairs to the first floor, coved ceiling and ornamental archway.

Sitting Room

12' 11" x 10' 1" into alcoves (3.94m x 3.07m into alcoves)

Benefitting from the very pleasant open views from the front, the sitting room has a fireplace surround, with a marble inset and hearth, fitted with a living flame gas fire. Double glazed window, radiator and coved ceiling.

Living/Dining Room

14' 7" x 13' 10" into alcoves (4.45m x 4.22m into alcoves)

This very spacious second reception room has a dark wood fireplace, incorporating side display cabinets, fitted with a 'pebble' effect electric fire. Double glazed window, radiator, dado rail, television point and an under-stairs cupboard/half cellar, providing useful storage space, with electric power and light.

Kitchen

10' 10" x 6' 5" plus bay (3.30m x 1.96m plus bay)

Fitted with base and wall units, work surfaces, with tiled splash-backs, and a single drainer sink, with mixer tap, which is built into a double glazed bay window. The kitchen also has a gas cooker, plumbing for a washing machine and houses the wall mounted gas central heating boiler. Radiator, tiled floor and half glazed external door.

First Floor

Landing

Door giving access to the stairs to the second floor.

Bedroom One

13' 10" into alcoves x 13' 1" (4.22m into alcoves x 3.99m)

A generously proportioned double bedroom, having the advantage of far reaching views, with a charming cast iron fireplace, a double glazed window, radiator, dado rail and a walk-in, under-stairs cupboard/wardrobe with a fitted clothes rail.

Bedroom Two

12' 0" x 7' 1" plus recess (3.66m x 2.16m plus recess)

A nice sized second bedroom, which has a double glazed window, radiator and telephone point.

Bathroom

Fully tiled and fitted with a modern three piece white suite, comprising a panelled bath, with an electric shower over and glazed shower screen, a pedestal wash hand basin and a w.c. There is a vanity light with an electric shaver point over the wash basin, a radiator, double glazed, frosted glass window and an airing cupboard, housing the hot water tank.



Second Floor

Attic/Bedroom Three

14' 9" x 12' 9" into recesses (4.50m x 3.89m into recesses)

Providing another double bedroom, the attic has a double glazed Velux window.

Outside

Rear

Enclosed yard, with a small raised garden area, external water point and decent sized outbuilding/store.

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, go down the hill, past the left turning into Turner Street and take the next left turning into Bank 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

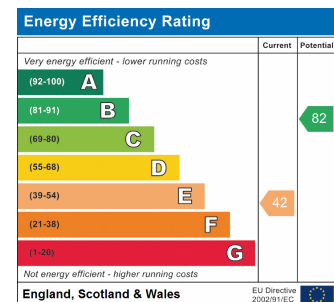
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their 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.

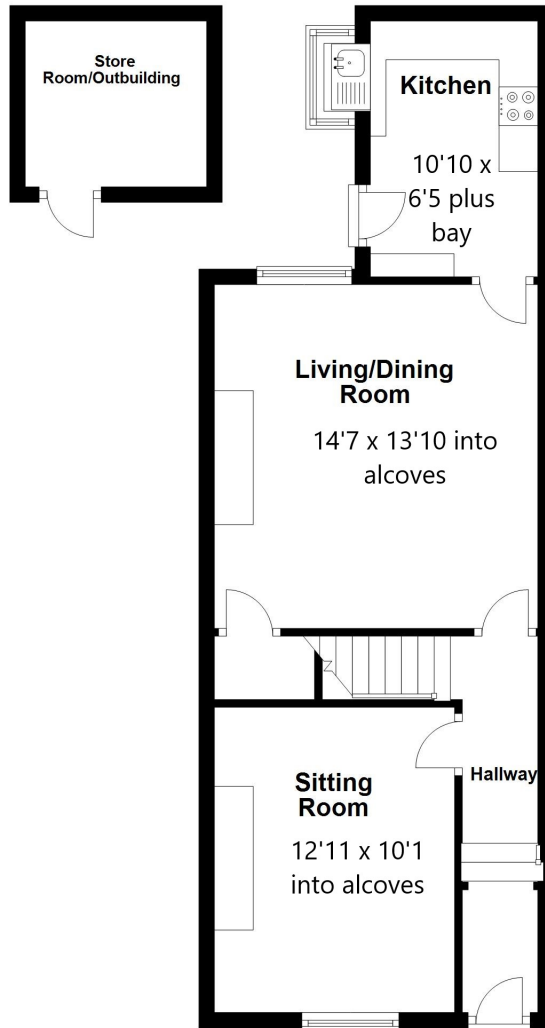
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FLOORPLAN

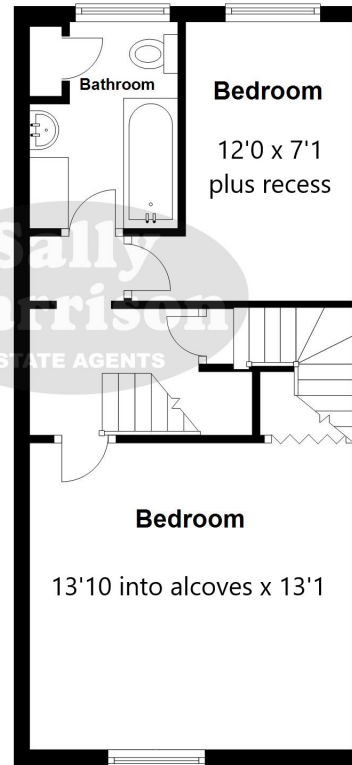
Ground Floor

Approx. 52.0 sq. metres (559.5 sq. feet)



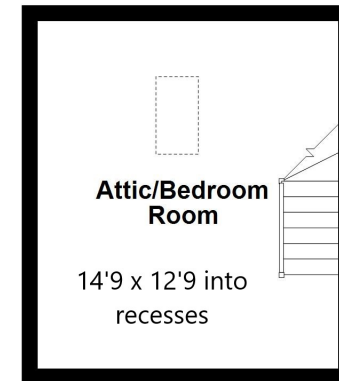
First Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



Second Floor

Approx. 17.4 sq. metres (187.3 sq. feet)



Total area: approx. 108.6 sq. metres (1168.5 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.

