





## PROPERTY DESCRIPTION

Absolutely perfect for a young family or as a starter home for first time buyers, this stone built, mid terraced house offers well presented and good sized living space, conveniently located just a short walk from various amenities, including a children's nursery, a primary school, Victory Park and the parade of shops on Gisburn Road. Benefitting from pvc double glazing and gas central heating, this most appealing abode offers many pleasing features and is highly recommended for early viewing.

The tastefully furnished accommodation briefly comprises a very pleasant sitting room, featuring an attractive Minster style carved stone fireplace fitted with a log burning stove, and a spacious dining/living room, laid with quality wood finish laminate flooring. There is an extremely useful cloak room, from which a door gives access to a ground floor w.c., always a beneficial asset in a family home. The large, extended kitchen is another impressive and advantageous attribute and is fitted with a good range of modern, light wood finish units and also includes a built-in electric double oven/grill, an electric hob, with an extractor canopy over, and a microwave oven.

On the first floor are two double bedrooms and a three piece bathroom, fitted with a white suite, with a mixer tap and shower attachment on the bath, as well as a separate electric shower over the bath too. The extremely spacious attic bedroom provides another great double room and has the advantage of an en-suite shower room, fitted with a three piece white suite. Please note: The addition of the en-suite to the attic does not have Building Regulation Approval from Pendle Borough Council. To the rear of the house is an enclosed yard.

## FEATURES

- Appealing Terr House in Popular Loc
- Deceptively Spacious Family Home
- Tastefully & Well Presented Accomm.
- Close to Shops, Park, School & Nursery
- Pleasant Sitting Rm with Log Burner
- Living/Dining Rm & GF WC
- Large, Impressive Extended Ftd Kitchen
- 2 Decent Sized FF Bedrms & 3 Pc Bathrm
- Spacious 3rd Attic Bedrm with En-Suite
- Early Vwg Highly Rec - Ideal for FTB's





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

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

#### Sitting Room

12' 6" plus alcoves x 11' 0" plus recess (3.81m plus alcoves x 3.35m plus recess)  
This very pleasant room features a carved stone fireplace, fitted with a log burning stove, and has a pvc double glazed window, radiator and stairs to the first floor.

#### Living/Dining Room

11' 7" x 12' 1" (3.53m x 3.68m)  
Laid with quality wood finish laminate flooring, this good sized room has a pvc double glazed window, radiator and a cloaks/store room, which has a door giving access to the ground floor w.c.

#### Ground Floor W.C.

Always an extremely beneficial attribute in a family home, fitted with a modern two piece white suite, comprising a w.c. and a wash hand basin.

#### Extended Kitchen

14' 8" x 6' 9" (4.47m x 2.06m)  
An impressive asset, the large kitchen is attractively furnished and fitted with a good range of light wood finish units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It has a built-in electric double oven/grill, a microwave oven, an electric hob, with a stainless steel extractor canopy over, plumbing for a washing machine and space and vent for a tumble dryer. Two pvc double glazed windows, downlights recessed into the ceiling and a pvc double glazed, frosted glass external door.

### First Floor

#### Landing

Enclosed stairs to the second floor, with an under-stairs storage cupboard. Downlights recessed into the ceiling.

#### Bedroom One

14' 0" into alcoves x 11' 0" (4.27m into alcoves x 3.35m)  
This generous double room has a pvc double glazed window and a radiator.

#### Bedroom Two

9' 1" x 9' 4" (2.77m x 2.84m)  
A second double sized room, with a radiator and pvc double glazed window, from which there is an open aspect. This room also houses the wall mounted gas condensing combination central heating boiler.

#### Bathroom

Fitted with a three piece white suite, comprising a bath, with a mixer tap/shower, a separate electric shower over the bath and a ceiling height tiled splashback, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, radiator and downlights recessed into the ceiling.

### Second Floor

#### Attic/Bedroom Three

14' 7" plus recess x 10' 0" less stairwell, plus recess (4.45m plus recess x 3.05m less stairwell, plus recess)  
This fabulous room provides a third double bedroom and has a pvc double glazed Velux window, a radiator and under-eaves boarded storage area.

#### En-Suite Shower Room

Fully tiled and fitted with a three piece white suite, comprising a shower cubicle, a w.c. and a wash hand basin. There is also a radiator and an extractor fan. Please note that the addition of the en-suite to the attic does not have Building Regulation Approval from Pendle Borough Council.

### Outside

#### Rear

Enclosed paved yard with external water point.  
Across the back street is a hardstanding and a shed, which has electric power and light. Please note that this area of land is not on the deeds for the house, but the Vendor informs us he has had uninterrupted use of this area for over 20 years.

#### Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left and continue on to the T junction. Turn left and then go straight ahead at the mini roundabout into Gisburn Road. Go past the first short row of shops on the left and then opposite the second parade of shops on the left take the right turning into Edmondson 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

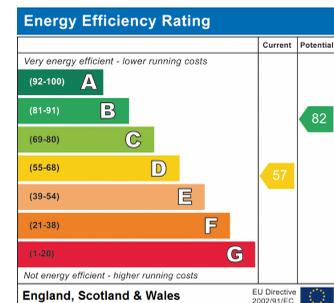
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

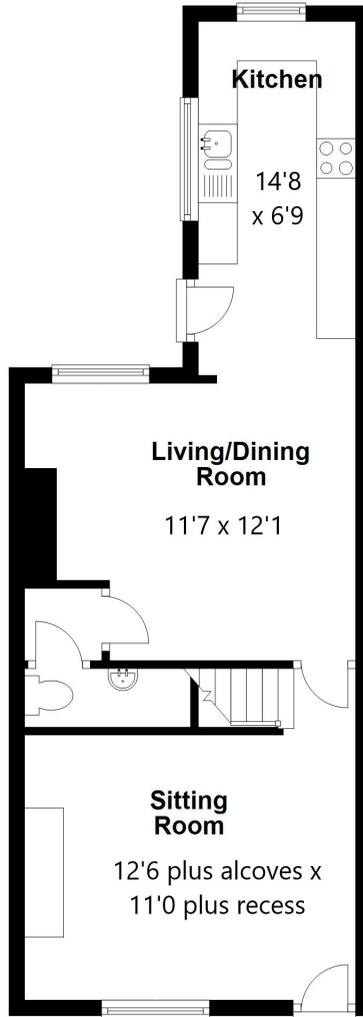
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# FLOORPLAN

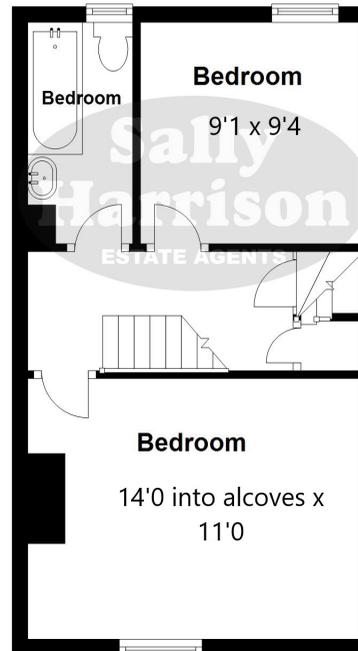
## Ground Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



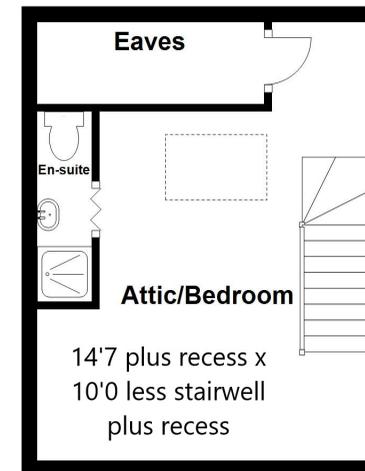
## First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



## Second Floor

Approx. 23.7 sq. metres (254.8 sq. feet)



Total area: approx. 100.0 sq. metres (1076.2 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.

