



6 Katy's Cottage, Walmsgate,
Barnoldswick, Lancashire BB18 5PS



PROPERTY DESCRIPTION

Located in a popular residential area, conveniently situated just a short walk from the town centre shops, cafés and other amenities, this charming end terraced cottage offers many desirable attributes and an early viewing is strongly recommended. Well presented and tastefully furnished, this extremely appealing home has the advantage of an attached two storey outbuilding, currently utilised as storage space with a small garden area in front and a gate at one side, which encloses and provides access to the rear. There is also a covered area at the side of the cottage, ideal for storing wheelie bins or bicycles.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule, a pleasant sitting room, a kitchen, attractively fitted with light wood finish units with a built-in oven and hob, and a rear entrance hallway/utility area, which has space and plumbing for a washing machine. There are two good sized bedrooms, and a fully tiled bathroom, fitted with a three piece white suite, with a shower over the bath. At the rear is a stone flagged pathway and a small raised patio, with raised garden beds to one side. NO CHAIN INVOLVED.

FEATURES

- Charming End Terraced Cottage
- Well Presented & Tastefully Furnished
- Convenient for Access to Town Centre
- Ent Vestibule & Pleasant Living Rm
- Ftd Kitchen - Modern Units & Oven/Hob
- Rear Ent Hallway/Utility Area
- 2 Good Sized Bedrooms
- Attractive, Fully Tiled Bathroom
- PVC Dble Glazing & Gas Central Heating
- Useful Attached 2 Storey Outbuilding
- Ideal for a FTB's or Those Downsizing
- Early Internal Vwg Highly Rec - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

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

Living Room

13' 6" x 11' 9" into recess (4.11m x 3.58m into recess)

This pleasant room has a pvc double glazed window, radiator, television and telephone points.

Kitchen

10' 5" x 8' 0" plus recesses (3.17m x 2.44m plus recesses)

The attractively furnished kitchen is fitted with light wood finish units and drawers, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven and a gas hob, with an extractor hood over, a pvc double glazed window, radiator and an open staircase to the first floor, with an under-stairs storage cupboard.

Rear Entrance Hallway/Utility Area

A useful area with plumbing for a washing machine, a pvc double glazed window, radiator and pvc external door.

First Floor

Landing

Bedroom One

11' 9" plus recess x 8' 11" plus recess (3.58m plus recess x 2.72m plus recess)

This double room has a fireplace with a cast iron inset and grate, a pvc double glazed window and a radiator.

Bedroom Two

Irregular Shape - Measurements Not Taken

This good sized second bedroom has a pvc double glazed, frosted glass window, radiator and built-in cupboard, which houses the gas combination central heating boiler. The access to the loft space is from this bedroom.

Bathroom

Fully tiled and tastefully furnished with a three piece white suite, comprising a bath, with a mixer tap/shower over and glazed shower screen, a pedestal wash hand basin and a w.c. Chrome finish radiator/heated towel rail and an extractor fan.

Outside

Rear

There is a small yard area directly to the rear, from which steps lead up to a small raised patio and a gravel covered garden bed. A flagged pathway extends down the side of the cottage to a useful area which is partly covered and enclosed by a substantial gate. This area is ideal for storing wheelie bins and bicycles etc.



Side

To the side of the cottage is an attached outbuilding and first floor store room, an extremely advantageous attribute. There is also a garden area in front of the outbuilding.

Directions

Proceed from our office on Church Street towards Manchester Road. On the sweeping left hand bend at the bottom of Manchester Road, turn right into Walmsgate, and the cottage is on the right.

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.

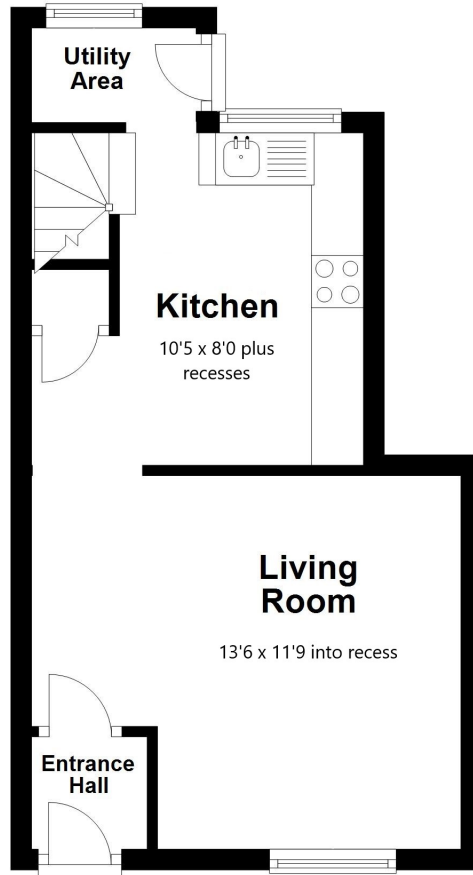
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

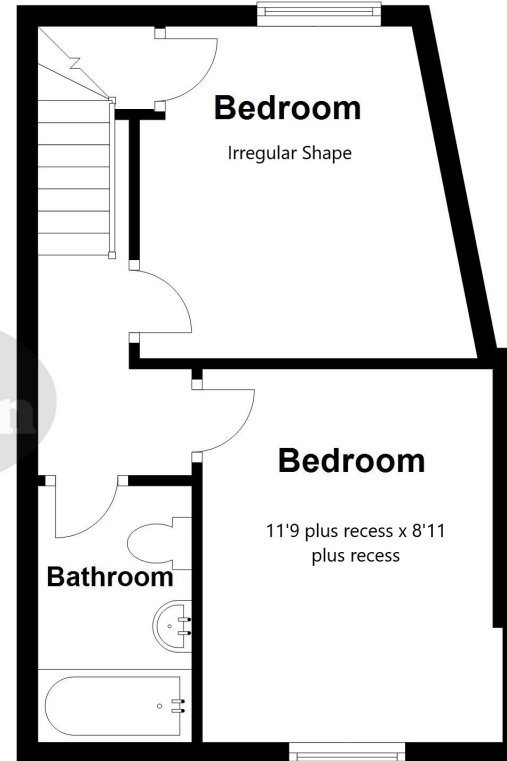
Ground Floor

Approx. 26.9 sq. metres (289.4 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.9 sq. feet)



Total area: approx. 55.3 sq. metres (595.3 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.

