





PROPERTY DESCRIPTION

Located in a popular residential area, just a short level walk to the town centre shops, with other amenities also being close by, this cottage style terraced house would be ideal for first time buyers, but also perfect for a more mature couple looking to be within the heart of Barnoldswick. Providing nicely proportioned living space, this charming home also has the benefit of a good size yard/patio area, pvc double glazing and gas central heating.

The accommodation briefly comprises a pleasant sitting room, with base cupboards fitted into both chimney breast alcoves, a kitchen, which allows space for a small dining table and is fitted with modern light wood finish units and a built-in Bosch electric oven and an electric hob, two bedrooms, one of which is a spacious double and the second a single with a built-in wardrobe, and a bathroom, attractively fitted with a three piece white suite, with a shower over the bath.



FEATURES

- Charming Cottage Style Terraced House
- Short Level Walk to Shops & Amenities
- Nicely Proportioned Accommodation
- Ideal for FTB's or Those Downsizing
- Pleasant Sitting Room
- Dining Kitchen with Ftd Units & Oven/Hob
- 2 Bedrooms - 1 Double & 1 Single
- 3 Pc Bathrm - White Suite & Shwr Over Bath
- PVC Dble Glazing & Gas Central Heating
- Good Size Rear Yard/Patio





ROOM DESCRIPTIONS

Ground Floor

Entrance

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

Sitting Room

11' 8" plus recess x 10' 8" (3.56m plus recess x 3.25m)

This pleasant room has base cupboards, with fitted shelves, built into both chimney breast alcoves, a pvc double glazed window and radiator.

Small Inner Hallway

Stairs to the first floor.

Dining Kitchen

11' 2" plus recess x 10' 8" plus recess (3.40m x 3.25m)

The good sized kitchen allows room for a dining table and is fitted with light wood finish units, laminate worktops and a one and a half bowl sink, with a mixer tap. It has a built-in Bosch electric oven, a ceramic electric hob, with an extractor hood over, plumbing for a washing machine and space for a condenser tumble dryer. PVC double glazed window, wood finish laminate flooring, downlights recessed into the ceiling, an under-stairs storage area, with electric power and light, and a pvc double glazed, frosted glass external door.

First Floor

Landing

Downlights recessed into the ceiling and access to the loft space.

Bedroom One

12' 4" into alcoves x 11' 7" (3.76m into alcoves x 3.53m)

This spacious double bedroom has a pvc double glazed window, radiator and built-in storage cupboard.

Bedroom two

11' 11" to wardrobe front x 5' 0" (3.63m to wardrobe front x 1.52m)

This single room has a pvc double glazed window and a radiator.

Bathroom

Fitted with a three piece white suite, comprising a bath, with a 'rainfall' style shower over, ceiling height tiled splashback and glazed shower screen, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail, downlights recessed into the pvc lined ceiling and a built-in storage cupboard, housing the gas combination central heating boiler.



Outside

Rear

A beneficial attribute of this charming house is the good sized flagged yard/patio.

Directions

Turn off Church Street into St James' Square, go past the left turning into Green Street and follow the road through St James Square into East View Terrace and then turn first left into Robert 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.

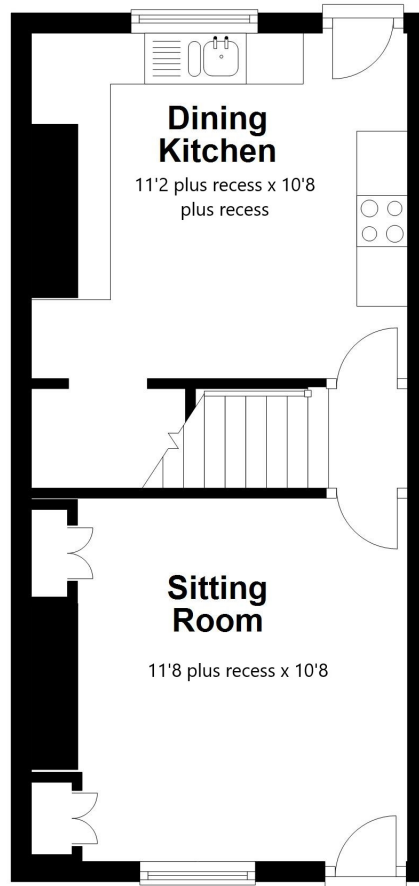
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

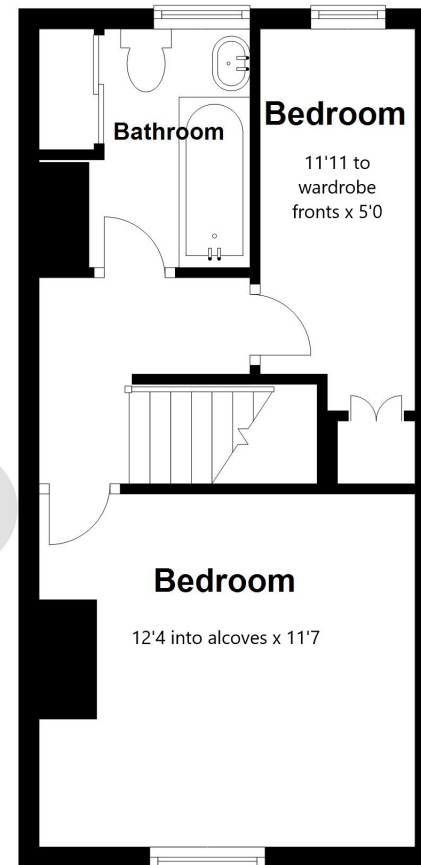
Ground Floor

Approx. 30.3 sq. metres (325.8 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.8 sq. feet)



**Sally
Harrison**
ESTATE AGENTS

Total area: approx. 60.0 sq. metres (645.6 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.

