



19 East View Terrace, Barnoldswick,
Lancashire BB18 5NW



PROPERTY DESCRIPTION

Located in a popular residential area and well situated for access to the town centre shops and amenities, as well as Gisburn Road Primary School, this stone built mid terraced house provides well proportioned living space and would be ideal for a growing family. Offering lots of potential and scope, this garden fronted home is in need of some updating and cosmetic improvement and must be viewed internally in order to fully appreciate the deceptively spacious accommodation it has to offer.

Benefiting from pvc double glazing and gas central heating, this charming property briefly comprises an entrance hall and a pleasant lounge with a stone fireplace and fitted gas fire. Sliding double doors from this room open into the good sized living/dining room, which also has a stone fireplace and gas fire, a large extended kitchen with fitted units and a built-in electric oven and a gas hob, and a cellar, which provides excellent storage space. There are three decent sized first floor bedrooms and a bathroom fitted with a three piece white suite, with an electric shower over the bath.

There is a charming garden/patio at the front, which has been mainly gravel covered for lower maintenance and a paved yard at the rear. NO CHAIN INVOLVED.

FEATURES

- Garden Fronted Mid Terr Family House
- Well Proportioned Accommodation
- Short Walk from Town Centre Amenities
- Req's Cosmetic Improvement & Updating
- Ent. Hall & 2 Generous Reception Rms
- Large Extndd Ftd Kitchen inc. Oven & Hob
- Useful Cellar & 3 FF Bedrooms
- 3 Pc White Bathrm - Shower over Bath
- PVC Dble Glazing & Gas Central Heating
- Charming Garden/Patio to the Front





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a pvc double glazed window light above. Stairs to the first floor, radiator and coved ceiling.

Lounge

12' 5" x 12' 0" (3.78m x 3.66m)
This good sized room has a stone fireplace, which extends into both arched chimney breast alcoves and has a fitted gas fire. PVC double glazed window, radiator, coved ceiling and sliding double doors opening into the living/dining room.

Living/Dining Room

14' 5" plus recess x 13' 0" (4.39m plus recess x 3.96m)
A generously proportioned second reception room, which also has a stone fireplace matching that in the lounge, also fitted with a gas fire, a stone flagged floor, radiator and pvc double glazed window. Door giving access to the cellar.

Cellar

10' 9" x 6' 7" plus recess (3.28m x 2.01m plus recess)
Providing excellent storage space, the cellar has an electric light.

Extended Kitchen

19' 0" x 7' 0" (5.79m x 2.13m)
The large kitchen is fitted with wood fronted units, tiled worktops and a one and a half bowl sink. It also has a built-in electric oven, a gas hob, with an extractor hood over, and plumbing for a washing machine. PVC double glazed window, tiled floor and pvc external door.

First Floor

Landing

Spindled balustrade, pvc double glazed window, enclosed stairs to the loft space, with an under-stairs storage cupboard.

Bedroom One

13' 2" x 8' 9" plus recess (4.01m x 2.67m plus recess)
This double room has a pvc double glazed window and radiator.

Bedroom Two

13' 5" x 6' 8" plus recess (4.09m x 2.03m plus recess)
Providing a large single or small double room, with a pvc double glazed window and radiator.

Bedroom Three

10' 2" x 7' 2" (3.10m x 2.18m)
Another large single or small double room, with a pvc double glazed window and radiator.

Bathroom

Fully tiled an fitted with a three piece white suite, comprising a bath, with an electric shower over, a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window and a radiator.

Outside

Front

Enclosed garden forecourt, mainly pebble covered, with a shrub border and a mature conifer, and a flagged path.

Rear

Enclosed, paved yard, with a cold water tap.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left and then on the right hand bend, just before the T junction, turn left into Ash Grove. Go right to the top of Ash Grove and East View Terrace is straight ahead at a right angle to Ash Grove. Please note there is only vehicular access to the rear of East View Terrace, via St James' Square.

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

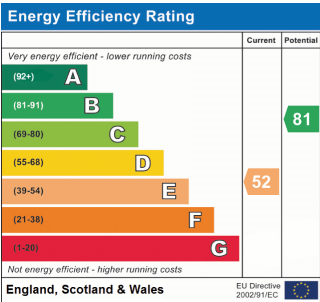
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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



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Plan produced using PlanUp.

