



## 3 Vicarage Road, Kelbrook, Lancashire. BB18 6TH

We are pleased to offer this rare opportunity to acquire an appealing semi-detached bungalow set in the heart of the highly desirable village of Kelbrook, which enjoys a lovely open outlook from the front and has the very considerable advantage of a substantial, stone built, detached double garage, with twin doors and electric power and light, and ample off road parking space, with room for a caravan or motorhome.

With pvc double glazing and gas central heating, the nicely proportioned accommodation briefly comprises an entrance hall, a spacious, light and airy lounge diner, with a patio door which leads out to the rear garden, a good sized kitchen, which allows space for a small dining table and has fitted units, and a rear porch/utility room, a useful addition to this appealing home. There are two double bedrooms, one with fitted wardrobes, and a three piece shower room, fitted with a white suite, including a double size, walk-in shower.

Besides the parking area at the side of the bungalow, there are low maintenance gardens



**Offers Around £199,950 Freehold**

## PROPERTY DESCRIPTION

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Besides the parking area at the side of the bungalow, there are low maintenance gardens at the front and rear. Early viewing is highly recommended to fully appreciate this lovely abode, which is perfect as a retirement home.

The much sought after village of Kelbrook is surrounded by picturesque countryside and, unusually for many small villages, has a number of amenities including two extremely popular Inns, The Craven Heifer and The Old Stone Trough. There is also a Spar store and petrol station, a C of E Church, a Village Hall and access to public transport is very close by. Nearby towns of Barnoldswick and Colne are both less than 4 miles away and Skipton, the gateway to The Dales, is approximately 9 miles away.

## FEATURES

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- Appealing Semi-Detached Bungalow
- Highly Sought After Village Location
- Detached, Stone Built Double Garage
- Off Rd Parking for Several Cars
- Space for Caravan or Motorhome
- Nicely Proportioned Living Space
- Ent Hall & Pleasant Lounge Diner
- Good Sized Kitchen & Rear Porch/Utility
- 2 Good Sized Bedrms & 3 Pc Shower Rm
- Charming, Low Maintenance Gardens
- PVC DG & Gas Central Heating
- Viewing Essential to Apprec – No Chain



## ROOM DESCRIPTIONS

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### Entrance Hall

PVC double glazed entrance door. Access, via a retractable metal ladder, to the boarded loft space, which has an electric light.

### Lounge/Diner

17' 2" plus recess x 9' 10" plus alcoves and recess (5.23m plus recess x 3.00m plus alcoves and recess)

This spacious, light and airy room has a pvc double glazed patio door, with a large pvc double glazed window to one side, overlooking the garden at the rear, a radiator, television aerial point and recess in the chimney breast.

### Kitchen

11' 10" x 9' 3" plus recesses (3.61m x 2.82m plus recesses)

The good sized kitchen has fitted units, laminate worktop, with a splashback, a single drainer sink, with a mixer tap, and a gas cooker point. It also has two pvc double glazed windows, a radiator and built-in shelved cupboards, one housing the hot water tank. The wall mounted gas central heating boiler is fitted in the kitchen and there is also a frosted glass door opening into the rear porch/utility room.

### Porch/Utility Room

PVC double glazed windows, plumbing for a washing machine and vent for a tumble dryer. PVC double glazed external door.

### Bedroom One

12' 11" x 9' 11" to wardrobe fronts (3.94m x 3.02m to wardrobe fronts)

This generous double room has fitted wardrobes, with storage cupboards above, a pvc double glazed window and radiator.

### Bedroom Two

9' 10" x 9' 2" (3.00m x 2.79m)

A second double room, with a radiator, pvc double glazed window and built-in storage cupboard/wardrobe.

### Shower Room

Fitted with a three piece white suite, comprising a double size shower unit, fitted with an electric shower, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window and radiator.

### Outside

#### Front/Side

The front garden has been pebble covered for easier maintenance and the sizeable area to the side of the bungalow is also pebble covered and provides off road parking for several cars, with space for a motorhome or caravan. There are also raised garden beds at the side and a wrought iron gate giving access into the rear garden.

### Double Garage

19' 4" x 17' 8" (5.89m x 5.38m)

Without questions, an extremely advantageous asset of this property, the stone built double garage has twin up and over doors and electric power and light.

### Side/Rear

There is a pathway down the side of the bungalow and a raised garden bed, which extends around to the rear garden, which is mainly paved and pebble covered, has a water feature and an additional garden bed.

### Directions

Proceed out of Barnoldswick along Kelbrook Road, straight through the crossroads in Salterforth and continue on to the large roundabout at the end of Kelbrook Road. Turn left into Colne Road and then take the second right turning, directly opposite The Craven Heifer, into Vicarage Road. Go past the terraced houses, bear to the right, just before the bridge, and the bungalow 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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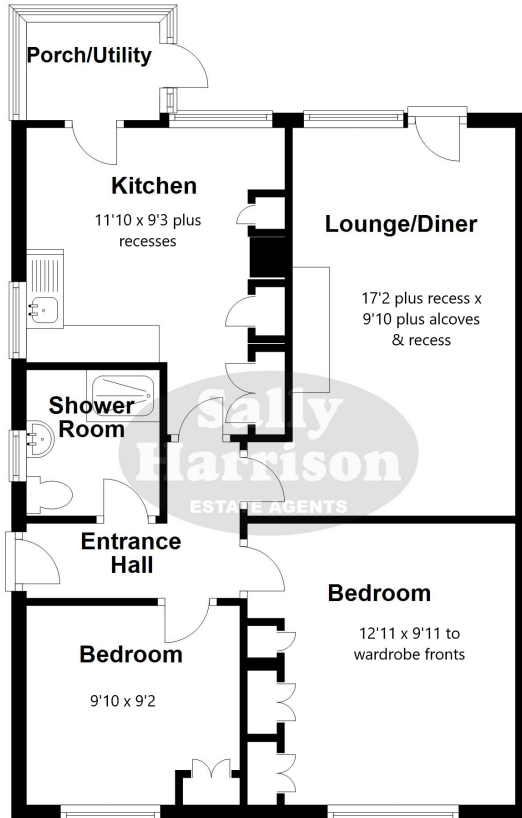


# FLOORPLAN & EPC



## Ground Floor

Approx. 62.7 sq. metres (674.6 sq. feet)



Total area: approx. 62.7 sq. metres (674.6 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

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