



48 Alma Avenue, Foulridge, Lancashire. BB8 7NS

Situated in a prime position in the highly desirable village of Foulridge, benefitting from the considerable advantage of a fabulous outlook from the front over Lake Burwain, with far reaching rural views beyond, this superior detached house provides an excellent home for a growing family. Well presented and tidily maintained, this extremely appealing home offers many beneficial attributes, including nicely proportioned living space, charming gardens, an attached tandem double garage, with a remote controlled electric door, a driveway, providing off road parking for two to three cars, and a balcony accessed from the primary bedroom, where one can sit and admire the wonderful views.

Early viewing is strongly recommended on this charming abode, which is complemented by double glazing and gas central heating and briefly comprises an entrance hallway area, with a built-in cloaks cupboard, a ground floor w.c. and a very spacious and impressive open plan lounge and dining room. The lounge features a stone fireplace, fitted with a living flame gas fire, an open staircase and also incorporates a very pleasant



Offer in the Region of £349,950 Freehold

PROPERTY DESCRIPTION

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Early viewing is strongly recommended on this charming abode, which is complemented by double glazing and gas central heating and briefly comprises an entrance hallway area, with a built-in cloaks cupboard, a ground floor w.c. and a very spacious and impressive open plan lounge and dining room. The lounge features a stone fireplace, fitted with a living flame gas fire, an open staircase and also incorporates a very pleasant seating area, located by a sliding patio door, which has picture windows at either side, the perfect place to relax and look out over the lovely rear garden. The dining room has a bay window, with a window seat, and the nice sized kitchen is fitted with a range of wood fronted units and includes a built-in electric double oven/grill and an electric hob. A door from the kitchen gives internal access into the attached garage, which is very handy and a noteworthy point.

There are four bedrooms on the first floor, two double and two single, and the main bedroom includes a large freestanding wardrobe, which extends the full length of one wall, and has a sliding patio door, with large windows at either side, ensuring the full benefit of the truly sensational views from the front and leading out onto the balcony. The bathroom is fully tiled and fitted with a three piece suite, with a shower over the bath.

At the front, the drive is attractively block paved and leads to the garage and the garden has a lawn, with a central and surrounding borders, bursting with a variety of mature shrubs, heathers and trees. Paths give access down both sides of the house to the garden at the rear, which consists of a flagged patio and beds and borders, with pebble covered pathways between, full of a great selection of flowering plants and shrubs. NO CHAIN INVOLVED.

FEATURES

- Detached Family Home with 4 Bedrms
- Extremely Desirable Location
- Set in Highly Sought After Village
- Views Over Lake Burwain & Beyond
- Delightful Gardens Front & Rear
- Attchd Tandem Dble Garage - Intrnl Access
- Hallway, GF WC & Spacious Living & Din Rm
- Ftd Kitchen with Built-in Oven & Hob
- Bathrm with Shwr over Bath, GCH & PVC DG
- Early Viewing Highly Rec - No Chain



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

PVC double glazed, frosted glass entrance door, with a matching window to one side. Built-in cloaks cupboard.

Ground Floor W.C.

Fitted with a two piece suite, comprising a w.c. and a pedestal wash hand basin. Radiator and window.

Lounge

19' 8" extending to 25' 11" x 13' 1" into alcoves, reducing to 12' 0" (5.99m extending to 7.90m x 3.99m into alcoves, reducing to 3.66m)

This spacious room has a stone fireplace, fitted with a living flame gas fire, and feature exposed stone walls and pillars. An open staircase leads up to the first floor and there are two radiators and two pvc double glazed windows. The original lounge has been extended to provide a charming additional seating area, perfect for relaxing and watching the birds in the garden, which has a stone flagged floor and a pvc double glazed sliding patio door with large pvc double glazed picture windows at either side.

Dining Area

11' 7" into bay x 11' 4" (3.53m into bay x 3.45m)

This good sized room also has a large pvc double glazed window, which overlooks the garden at the rear, with a window seat, built from stone, and a radiator.

Kitchen

11' 6" x 8' 11" (3.51m x 2.72m)

The kitchen is a nice size and is equipped with a good range of wood fronted units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric double oven/grill, an electric hob, with an extractor hood over, a pvc double glazed bow window and part glazed door giving internal access into the garage.

First Floor

Landing

Access to the loft space.

Bedroom One

12' 5" x 11' 1" to wardrobe fronts (3.78m x 3.38m to wardrobe fronts)

This fabulous bedroom has the noteworthy advantage of an aluminium sliding patio door, with large picture windows at either side, which opens onto a balcony and benefits from the wonderful outlook and countryside views over Lake Burwain. There is a large freestanding wardrobe, which extends the full length of one wall and provides an abundance of storage space, built-in drawers, an airing cupboard, which houses the gas condensing combination central heating boiler, and a radiator.

Bedroom Two

14' 6" into recess x 9' 3" into recess (4.42m into recess x 2.82m into recess)

This second, good sized double room has a pvc double glazed bow window, from which there are long distance views over Lake Burwain and beyond, a built-in storage cupboard and a radiator.

Bedroom Three

11' 0" x 5' 6" (3.35m x 1.68m)

This single room has a radiator and pvc double glazed window, overlooking the garden at the rear.

Bedroom Four

8' 5" x 5' 8" to cupboard fronts (2.57m x 1.73m to cupboard fronts)

Currently used as a home office, this fourth bedroom has built-in cupboards/wardrobe, with clothes hanging rails and storage cupboards above, a pvc double glazed window and a radiator.

Bathroom

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

Outside

Front

An attractive, block paved drive provides off road parking for two to three cars and leads to the garage. There is a lawn, with garden borders and flowerbeds stocked with a wide variety of shrubs, heathers, trees and flowering plants. Paths down either side of the house give access to the rear and there is an external light.

Garage

31' 0" into recess x 12' 2" into recess (9.45m into recess x 3.71m into recess)

The tandem double garage has a remote controlled up and over door, three windows and two personal doors, one at the front and the other giving access to and from the rear garden. There electric power and light in the garage and space for a utility area at the back of the garage, where there is plumbing for a washer.

Rear

The good sized garden at the rear is just one of the numerous desirable assets of this prime property and it consists of a flagged patio and garden beds, stocked with a wide variety of shrubs and flowering plants, with pebble covered pathways running between them. There is also a timber shed and external cold water tap.

Directions

Proceed into Foulridge, via Kelbrook, on the A56/Skipton Road. Go past the Four Elephants restaurant on the left and the parade of shops on the right and then take the second right turning into Alma Avenue.

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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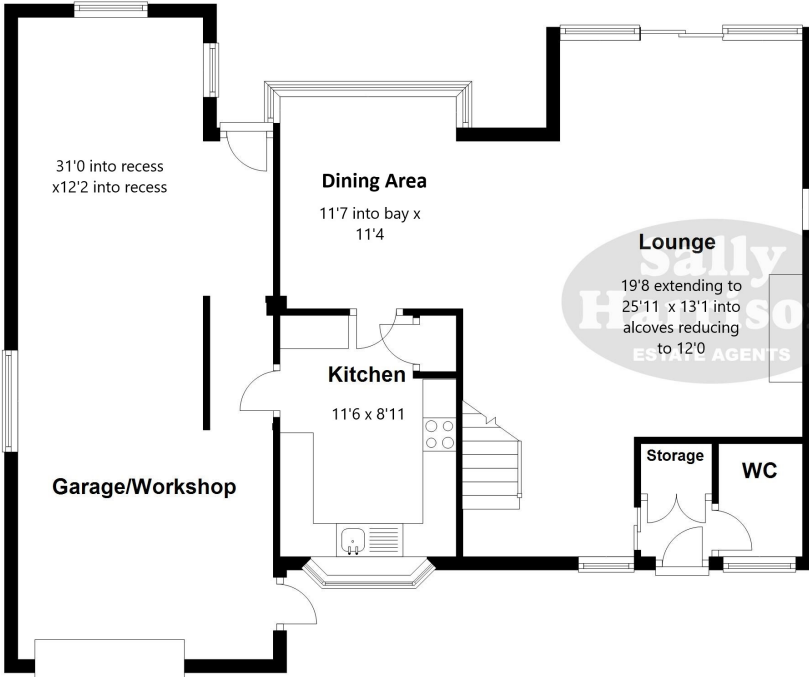


FLOORPLAN & EPC



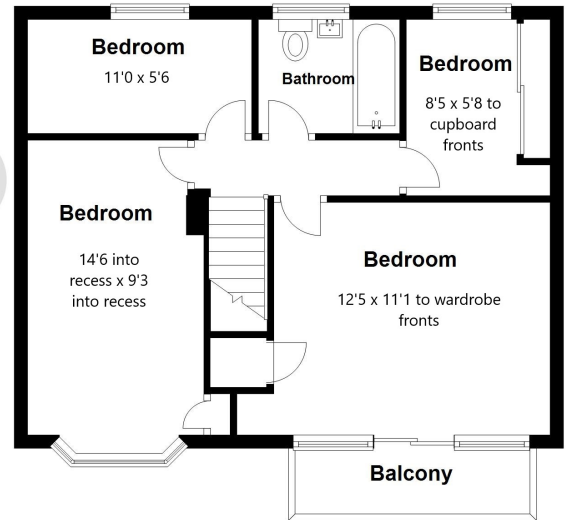
Ground Floor

Approx. 92.2 sq. metres (992.9 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.9 sq. feet)



Total area: approx. 141.5 sq. metres (1522.8 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 |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Barnoldswick
8, Church Street, Barnoldswick, BB18 5UT
01282 817755
sales@sallyharrison.co.uk