



7 Raikes Wood Close, Barnoldswick, Lancashire. BB18 6FH

Perfect for a young family and built in 2019, as part of a popular development not far from the centre of Barnoldswick, this charming semi-detached house offers immaculately and very stylishly presented living space and has the advantage of off road parking for 2 cars at the front and a charming, enclosed garden at the rear, providing a lovely safe haven for children to play. Amenities, including a children's nursery, the C of E Primary School and West Craven High School, are easily accessible and the Leeds/Liverpool canal is close by for those who enjoy a countryside walk.

Complemented by on-trend grey finish pvc double glazing and central heating, run by a gas condensing central heating boiler, the extremely tastefully furnished accommodation briefly comprises an entrance hall, ground floor w.c., a delightful, spacious, light and airy lounge, with bi-folding doors leading out to the garden, and a particularly attractive and well equipped dining kitchen, with a range of cream shaker style units and high-end AEG integral appliances, namely an electric oven, gas hob, with an extractor canopy over and



Offers Around £205,000 Freehold

PROPERTY DESCRIPTION

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There is access from the first floor landing to a partially boarded loft space and this beautiful home has three decent sized bedrooms on this floor, with the main bedroom having an en-suite shower room, and a fashionable three piece bathroom, fitted with a quality three piece white suite, including a bath with a shower over and folding shower screen.

The driveway/forecourt is tarmac covered and there is a pathway, extending down the side of the house, leading to a gate that opens into the rear garden, which consists of stone flagged patios and a lawn. **EARLY VIEWING STRONGLY RECOMMENDED**

FEATURES

- Appealing Semi-Det Hse Built in 2019
- Immaculately & Tastefully Presented Home
- Perfect for a Young Family or FTB's
- Pleasing Cul-de-Sac Loc - Handy for Amenities
- Off Road Parking for 2 Cars
- Delightful, Enc. Garden - Lawn & Patios
- Hall, GF WC & Lounge with Bi-folding Drs
- Superb Dining Kit inc Quality AEG Appl'ces
- 3 Nice Sized Bedrms - 1 with En-Suite
- Stylish Bathrm with Shower over Bath
- Grey Finish PVC DG & Gas CH
- Desirable Home - Early Vwng Highly Rec



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed composite entrance door. Open staircase to the first floor, with a spindled balustrade and under-stairs storage cupboard. Tiled floor, radiator, wall mounted coat hooks and mains connected smoke detector.

Ground Floor W.C.

Fitted with two piece white suite, comprising a w.c. and a pedestal wash hand basin, with a mixer tap and tiled splashback. Extractor fan and tiled floor.

Lounge

14' 6" x 11' 1" plus recess (4.42m x 3.38m plus recess)

An extremely pleasant, light and airy room, featuring pvc double glazed bi-folding doors opening onto the delightful garden at the rear. Radiator, television and telephone points.

Dining Kitchen

15' 8" x 7' 4" extending to 8' 1" in the dining area (4.78m x 2.24m extending to 2.46m in the dining area)

Attractively and tastefully furnished, the good sized kitchen allows room for a dining table and is fitted with modern shaker style units and drawers, wine rack, wood finish laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. The kitchen has superior quality AEG built-in appliances, namely an electric oven, a gas hob, with a stainless steel extractor canopy over and a stainless steel splashback, a dishwasher and fridge/freezer. The gas condensing combination central heating boiler is concealed in a cupboard matching the units, there is concealed lighting under the wall units, downlights recessed into the ceiling, a pvc double glazed window, radiator, tiled floor and mains connected smoke detector.

First Floor

Landing

Spindled balustrade, radiator, mains connected smoke detector and access to the partially boarded loft space.

Bedroom One

Irregular shape - measurements not taken.

The master bedroom has a pvc double glazed window, from which there is an open outlook/views, a built-in storage cupboard/wardrobe, radiator, television and telephone points.

En-Suite Shower Room

Beautifully presented and fitted with a three piece white suite, comprising a corner shower cubicle, with a 'rainfall' style shower head, an additional, flexible hand-held shower and ceiling height tiled splashback, a pedestal wash hand basin, with a mirror above, and a w.c. Part tiled walls, pvc double glazed, frosted glass window, radiator, downlights recessed into the ceiling, electric shaver point, tiled floor and an extractor fan.

Bedroom Two

10' 10" plus recess x 8' 0" (3.30m plus recess x 2.44m)

A second double room, with a pvc double glazed window, radiator and television point.

Bedroom Three

9' 10" x 6' 2" (3.00m x 1.88m)

A very good sized single room, with a radiator, television point and pvc double

glazed window.

Bathroom

As with the en-suite shower room, the bathroom is stylishly furnished and fitted with a three piece white suite, comprising a bath, with a mixer tap, a separate shower over, ceiling height tiled splashback and a folding shower screen. There is a wash hand basin, with a mixer tap, built into a cabinet, and a w.c., part tiled walls, a chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window, downlights recessed into the ceiling, an extractor fan, electric shaver point and tiled floor.

Outside

Front

Double width, tarmac covered driveway providing off road parking for two cars. A stone flagged path leads to the front entrance door, along the front of the house and then extends down the side of the house giving joint access to the rear of this property and the neighbouring one.

Rear

The enclosed garden at the rear is another desirable attribute and has a lawn, with the remainder being laid with stone flags, providing pleasant seating areas. Cold water tap.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and continue on to the traffic lights by the Police Station. Turn left immediately through the lights into Rainhall Road, go down the hill, past the left turning into Valley Road, take the next right turn into Raikes Hill, travel up to the top of the hill and take the first left into Raikes Wood Close.

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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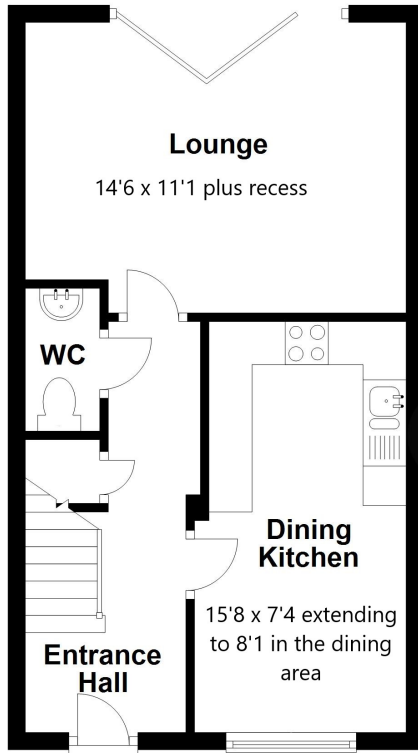


FLOORPLAN & EPC



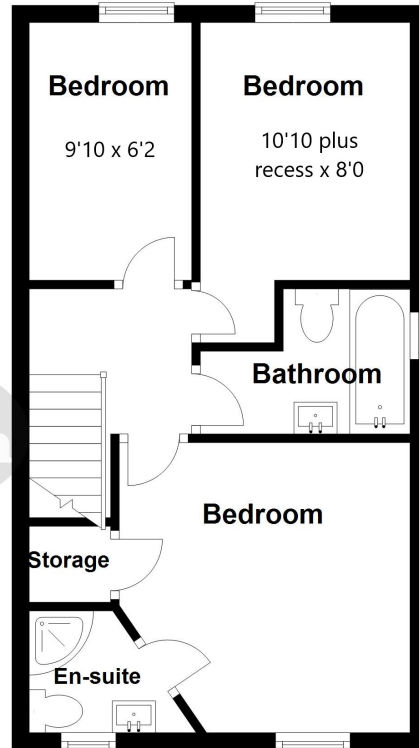
Ground Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 73.0 sq. metres (785.5 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		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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