

**Sally
Harrison**
ESTATE AGENTS

Offers Around £99,950 Freehold



21 Essex Street, Barnoldswick, Lancashire
BB18 5DT



PROPERTY DESCRIPTION

Internal viewing is absolutely essential to fully appreciate this lovely home, which is well presented and attractively furnished and offers well proportioned living space, which has been upgraded over recent years to include new windows and doors and a new bathroom. Conveniently situated for access to the town centre shops and other amenities, this charming property would be an ideal starter home for first time buyers as well as an excellent rental investment for a speculator.

Tastefully decorated and benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule and hall and a nice sized sitting room, laid with wood finish laminate flooring. The spacious and very pleasant living/dining room has a stone fireplace with a fitted gas fire and the kitchen has modern white units with a built-in gas double oven/grill and an electric hob. The two first floor double bedrooms are both a good size and the superb, larger than average half tiled bathroom has been stylishly re-fitted with a four piece white suite, to include a separate shower cubicle. To the rear is an enclosed yard with a very useful outbuilding/external utility.

FEATURES

- Appealing Mid Terraced House
- Extremely Well Presented Home
- Nicely Proportioned Living Space
- Close to Town Centre & Amenities
- Vestibule, Hall & Sitting Room
- Spacious Living/Dining Room
- Modern Ftd Kitchen inc. Oven & Hob
- 2 Good Sized Double Bedrooms
- Superb 4 Pc Bathrm with Sep. Shower
- PVC Dble Glazing & Gas Central Heating
- Yard with Substantial Outbuilding/Ext Utility
- Ideal for a FTB's or Rental Investor





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a pvc double glazed window light above. Frosted glass internal door opening into the to hall.

Hall

Stairs to the first floor, radiator and coved ceiling.

Sitting Room

11' 11" x 11' 6" into alcoves (3.63m x 3.51m into alcoves)
A nice sized room with a wall mounted gas fire, fitted display shelves in both chimney breast alcoves, a pvc double glazed window, radiator, wood finish laminate flooring and a television point,

Living/Dining Room

14' 9" x 10' 7" plus alcoves (4.50m x 3.23m plus alcoves)
A very pleasant room, which has a stone fireplace, fitted with a gas fire, original stripped pine wall and base cupboards, built into one chimney breast alcove, a pvc double glazed window, radiator, television and telephone points.

Kitchen

8' 0" x 7' 2" plus recess (2.44m x 2.18m plus recess)
An appealing feature of this lovely home, the kitchen is fitted with modern white units, solid wood worktops with tiled splash-backs, and a one and a half bowl stainless steel sink, with a mixer tap. It also has a built-in double oven/grill and an electric ceramic hob, with an extractor hood over, a pvc double glazed window, radiator, tiled floor and a pvc double glazed, frosted glass external door. Under-stairs cupboard/half cellar, with an electric light and fitted shelves, providing useful storage space.

First Floor

Landing

The good sized landing allows ample space to house a wardrobe or be used as a study area, with a computer desk, and has a pvc double glazed window. Access to the loft space.

Bedroom One

13' 5" x 8' 11" plus alcove (4.09m x 2.72m plus alcove)
Laid with wood finish laminate flooring, this double room has a radiator, pvc double glazed window, a television aerial point and a built-in storage cupboard, with fitted shelves, and an additional cupboard above.

Bedroom Two

13' 5" x 7' 3" plus alcoves (4.09m x 2.21m plus alcoves)
Another double room, with a pvc double glazed window, radiator and stained wood floor.



Bathroom

10' 0" x 6' 5" (3.05m x 1.96m)

The larger than average, half tiled bathroom has been stylishly refurbished with a modern four piece white suite, comprising a bath, with a mixer tap and shower attachment, a separate, tiled shower cubicle, a w.c. and a wash hand basin, with a cabinet below. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail and attractive laminate flooring.

Outside

Rear

The appealing, enclosed yard has an outbuilding/external utility, which has a pvc entrance door, houses the wall mounted gas combination central heating boiler, has plumbing for a washing machine, electric power and light and a cold water tap. External light.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads at the end of Station Road, turn right into Fernlea Avenue then continue straight through the traffic lights by the Police Station into Essex Street and the house is on the left.

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

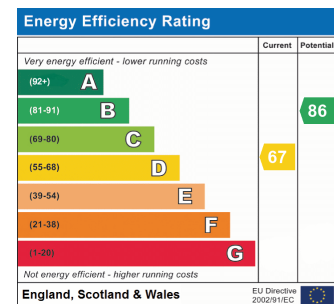
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

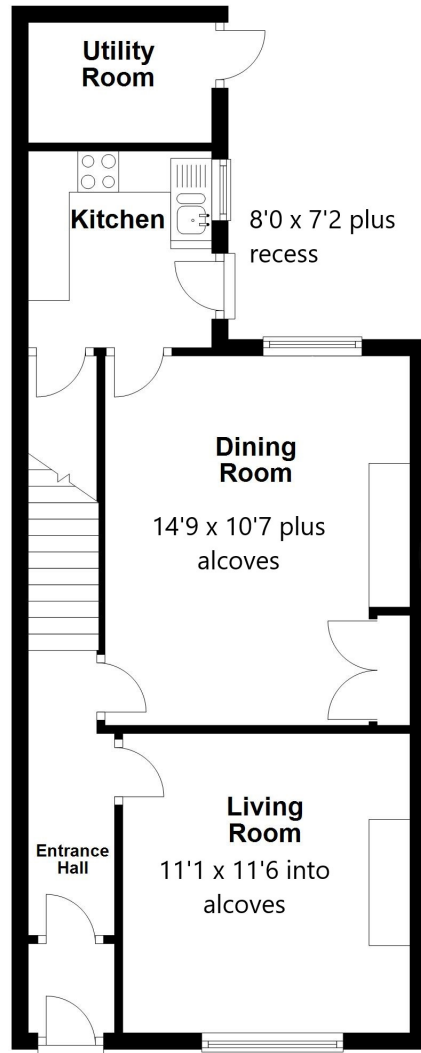
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FLOORPLAN

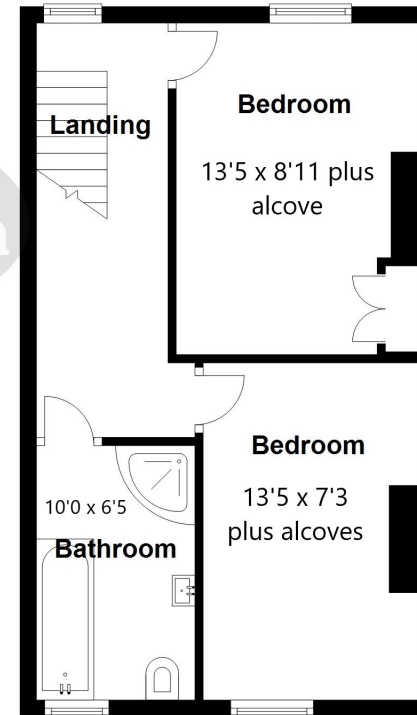
Ground Floor

Approx. 47.5 sq. metres (510.8 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 85.8 sq. metres (923.8 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.

