



13 Mosley Street, Barnoldswick, Lancashire. BB18 5BP

This substantial, bay fronted, mid terraced house provides very generously proportioned living space, perfect for a larger, or growing, or blended family, and early viewing is highly recommended to appreciate all that this lovely home has to offer. Situated in a popular location, close to the town centre shops, cafés and other facilities, this extremely appealing abode is also within comfortable walking distance of a children's nursery, the C of E Primary School, West Craven High School and the Sports Centre. Although having been updated by the current owners and having the benefit of a modern kitchen and bathroom, the house still retains plenty of character and many pleasing original features.

Complemented by pvc double glazing and central heating, run by a gas condensing combination boiler, the well presented accommodation briefly comprises an entrance hall, a very pleasant and inviting lounge, with a large bay window, a fireplace and living flame gas fire and arched alcoves on either side of the chimney breast, and a spacious family dining and living room, featuring original built-in cupboards. The good sized, stylish



Offers Around £179,950 Freehold

PROPERTY DESCRIPTION

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On the first floor there are three decent sized bedrooms, and a superb, fully tiled bathroom, fitted with a four piece white suite, which includes a separate double size shower, with a rainfall style shower head. The attic on the second floor provides another good double bedroom.

Externally, the property has a paved forecourt and an impressive, larger than the average, enclosed patio/yard, a particularly advantageous asset, which is laid with stone flags and allows ample space for alfresco dining in the summer as well as a safe haven for children to play throughout the year.

FEATURES

- Superior Bay & Garden Fronted Terr Hse
- Near Town Centre Amenities & Schools
- Great Family Home - Very Spacious Acc.
- Nicely Presented & Tastefully Furbished
- Hall, Delightful Lounge with F'place & Fire
- Generously Proportioned Living/Din Rm
- Attractive Ftd Kitchen inc. Oven & Hob
- 3 FF Bedrooms & Large 4th Attic Bedroom
- 4 Pc Bathrm inc. Sep Dble Size Shower
- Good Sized, Impressive Rear Patio/Yard
- PVC DG & Gas Central Heating
- Early Viewing Highly Recommended



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door. Wood finish laminate flooring, stairs to the first floor, radiator and ornate ceiling coving.

Lounge

12' 2" plus bay x 12' 0" plus alcoves (3.71m plus bay x 3.66m plus alcoves)
A very pleasant, nicely sized room, which has a painted wood fireplace, with a tiled inset and hearth, fitted with a living flame gas fire, a pvc double glazed bay window, with original panelling below, a radiator, wall light points and original base cupboards built into the arched chimney breast alcoves.

Living/Dining Room

15' 0" x 12' 7" (4.57m x 3.84m)

This spacious second reception room is also laid with wood finish laminate flooring and features a lovely stained wood period fireplace, with a tiled inset and hearth, on which sits an electric stove, and original wall cupboards, one of which has been made into a glass fronted display cupboard, with drawers below built into both chimney breast alcoves. PVC double glazed window and a radiator.

Kitchen

10' 11" x 7' 10" plus recess (3.33m x 2.39m plus recess)

The good sized kitchen is equipped with a range of modern cream units, wood effect laminate worktops, with tiled splashbacks, and a ceramic sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with a stainless steel extractor canopy over, and space and plumbing for a dishwasher. 'Oak' finish laminate flooring, pvc double glazed window and pvc double glazed external door. Useful under-stairs storage cupboard/pantry, with electric power and light.

First Floor

Landing

Spindled balustrade and enclosed stairs to the second floor, with an under-stairs storage cupboard.

Bedroom One

13' 8" x 10' 1" (4.17m x 3.07m)

This generous double room has a pvc double glazed window, ornamental cast iron fireplace and a radiator.

Bedroom Two

13' 7" x 8' 11" (4.14m x 2.72m)

This second good sized double room also has a lovely, decorative cast iron fireplace, a pvc double glazed window and a radiator.

Bedroom Three

9' 9" x 6' 4" (2.97m x 1.93m)

A single room, with a pvc double glazed window and radiator.

Bathroom

8' 11" plus recess x 7' 9" (2.72m plus recess x 2.36m)

The larger than average bathroom is fitted with a four piece white suite, comprising a double sized shower cubicle with a fixed 'rainfall' style shower head and an additional, flexible, hand-held shower head, a bath, with a mixer tap, a w.c. and a wash hand basin, set on a base cupboard unit, with a mirror above. Built-in storage cupboards, with fitted shelves, one of which houses the gas condensing combination central heating boiler. There is also plumbing for a

washing machine in the bathroom, a chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window and an extractor fan.

Second Floor

Attic/Bedroom Four

15' 6" less stairwell x 14' 4" into eaves (4.72m less stairwell x 4.37m into eaves)
This spacious double room has a double glazed Velux window, incorporating a blackout blind, a radiator, wood finish laminate flooring and under-eaves storage space.

Outside

Front

Paved forecourt.

Rear

The good sized, enclosed, stone flagged yard/patio is a very beneficial and attractive asset of this outstanding family home and has a cold water tap, external power points and an external light.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and continue to the traffic lights. Turn right immediately through the lights into Rainhall Road, then first left into Mosley Street.

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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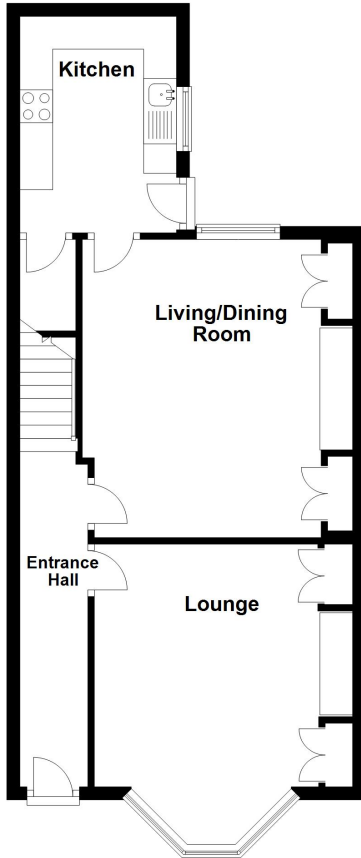


FLOORPLAN & EPC



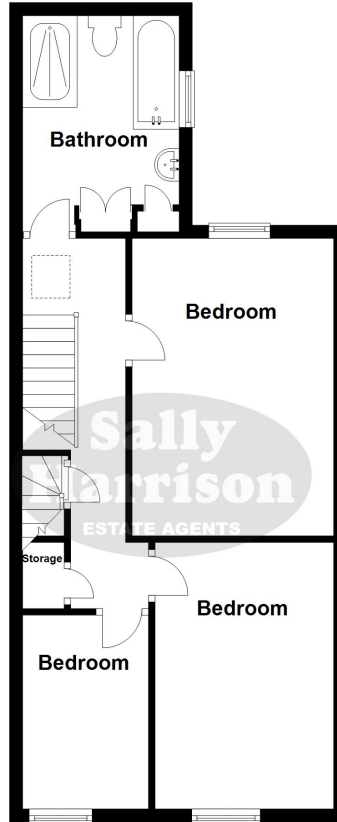
Ground Floor

Approx. 50.9 sq. metres (548.1 sq. feet)



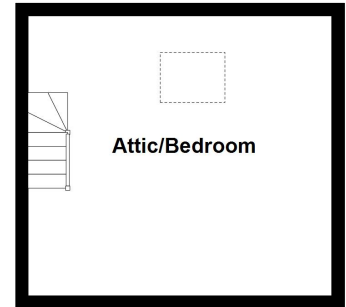
First Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



Second Floor

Approx. 19.7 sq. metres (212.4 sq. feet)



Total area: approx. 120.1 sq. metres (1293.3 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		78
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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