



255 Gisburn Road, Barnoldswick,
Lancashire BB18 5LL



PROPERTY DESCRIPTION

We are pleased to offer a rare opportunity to acquire this extremely desirable, semi-detached house, set in one of the most highly sought-after locations in Barnoldswick and having the considerable advantage of fabulous, long distance rural views from both the front and rear. An absolute must for early viewing, this alluring abode is situated in a prime position on the outskirts of town, close to the border with Bracewell, but is also handily positioned not far from the town centre and other amenities. Although requiring modernising and improving, reflected in the asking price, this particularly enticing property offers tremendous potential and scope and has the makings of a really lovely home, which would suit a wide range of prospective buyers. Backing directly onto open fields, the property also benefits from lovely gardens to both the front and rear, has a shared driveway, providing off road parking and giving access to the garage, with an additional parking/turning space in front of the house.

FEATURES

- Highly Desirable, Mature Semi-Det Hse
- Extremely Sought After Loc on Outskirts
- Fabulous Rural Views Front & Rear
- Delightful Gardens, Off Rd Pkg & Garage
- Hall, Lounge, Dining Room & Sun Room
- Kitchen & Useful Utility/Rear Porch
- 3 Bedrms inc. 2 Dbles with Cup's/W'robes
- 3 Pc Bathrm – Gas CH & Maj. PVC DG
- Nicely Proportioned, Tidily Pres'td Accom.
- Great Potential – Early Viewing Strongly Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with matching panels on either side. Open staircase to the first floor, with an understairs storage cupboard, radiator, pvc double glazed, frosted glass window and a wall light point.

Lounge

12' 8" into alcoves x 13' 3" into bay (3.86m into alcoves x 4.04m into bay)
This spacious and extremely pleasant room enjoys the open aspect/views from the front through the pvc double glazed bay window. It also has a radiator, fitted gas fire, above a raised hearth, and wall light points.

Dining Room

12' 6" x 10' 10" plus alcoves and recess (3.81m x 3.30m plus alcoves and recess)
This second good sized reception room has a fireplace, with a fitted gas fire, a radiator and patio doors giving access into the sun room.

Kitchen

9' 3" x 6' 0" plus bay (2.82m x 1.83m plus bay)
Fitted base and wall units, laminate worktop, with a tiled splashback and a double drainer sink, recessed into a pvc double glazed bay window. Electric cooker point, radiator and frosted glass door opening into the utility room.

Utility Room

5' 8" x 5' 3" plus recesses (1.73m x 1.60m plus recesses)
Plumbing for a washing machine, wall mounted gas central heating boiler, tiled floor, sliding door opening into the sun room and a pvc double glazed, frosted glass external door.

Sun Room

12' 2" x 5' 3" plus recess (3.71m x 1.60m plus recess)
A beneficial addition, the sun room has pvc double glazed windows, which overlook the garden at the rear, tiled floor and a radiator.

First Floor

Landing

PVC double glazed window.

Bedroom One

14' 5" into bay x 11' 6" into recess (4.39m into bay x 3.51m into recess)
Having the advantage of magnificent, far reaching rural views, this generous double room has a pvc double glazed bay window, a radiator and a built-in wardrobe, with storage cupboards above.

Bedroom Two

11' 5" x 10' 3" plus recess (3.48m x 3.12m plus recess)
This second double room benefits from the wonderful long distance countryside views from the rear and has a pvc double glazed window, radiator, wall light points and a built-in cupboard/wardrobe with a storage cupboard above.

Bedroom Three

9' 0" into recess x 6' 8" (2.74m into recess x 2.03m)
This single room benefits from the views from the front and has a pvc double glazed window and radiator.

Bathroom

Half tiled and fitted with a three piece suite, comprising a cast iron bath, with a mixer tap/shower over and glazed shower screen, a pedestal wash hand basin and a w.c. A built-in airing cupboard houses the hot water tank and there is also a pvc double glazed, frosted glass window and a radiator.

Outside

Front/Side

A canopy provides shelter over the front entrance door and has an electric light. A shared tarmac covered drive gives access to the garage and provides off road parking and there is an additional turning/parking space at the front of the house. The front garden consists of lawns on either side of the parking space, with a well established beech boundary hedge and surrounding mature borders stocked with a variety of flowering plants and shrubs. There is a further garden border extending along the side of the house.

Garage

17' 9" x 9' 8" (5.41m x 2.95m)
The single garage has an up and over door and a window.

Rear

The rear garden backs directly onto farmland and consists primarily of a lawn with garden borders. There is also a potting shed built onto the rear of the garage (9' 8" x 4' 4" 2.95m x 1.32m) which can also be used for storage.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left and continue on to the T junction. Turn left and then go straight ahead at the mini roundabout into Gisburn Road. Go past the two parades of shops on the left and continue down Gisburn Road, past the crossroads with Brogden Lane and Greenberfield Lane and the house is on the left hand side.

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

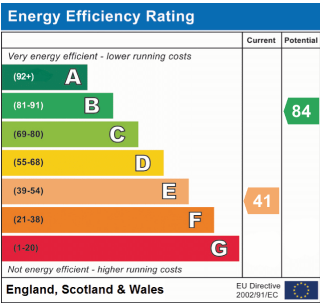
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

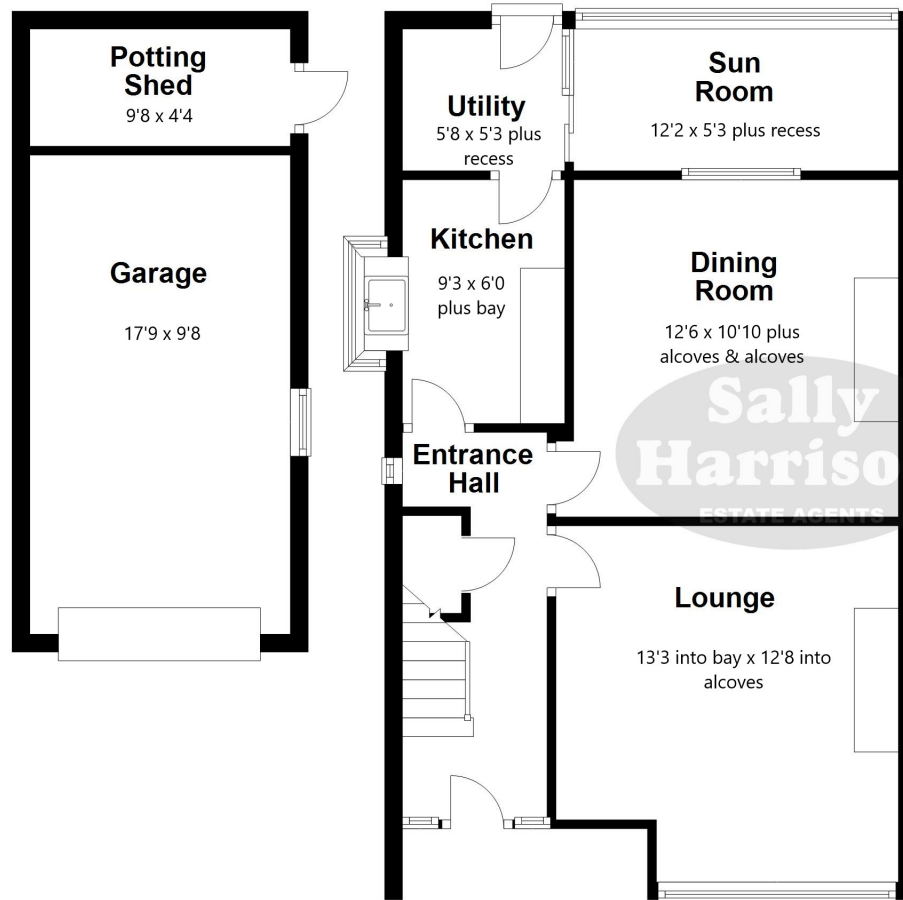
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FLOORPLAN

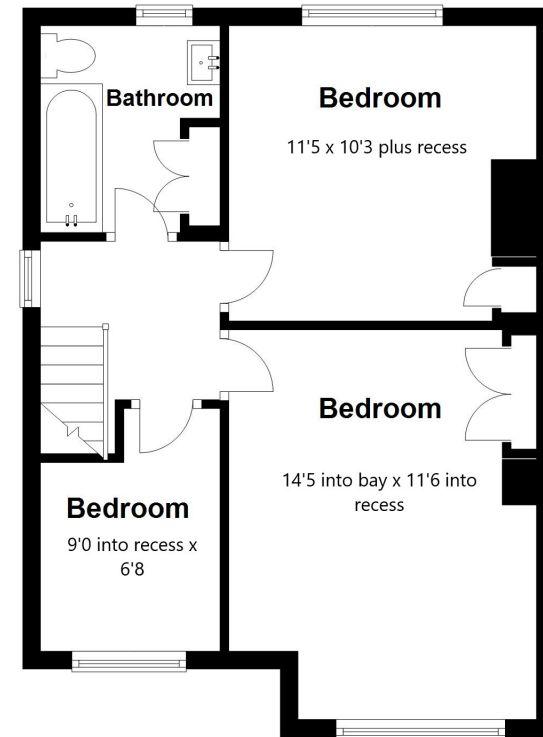
Ground Floor

Approx. 74.7 sq. metres (804.1 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 116.9 sq. metres (1258.7 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.

