





## PROPERTY DESCRIPTION

Early viewing is strongly recommended on this charming, stone built mid terraced house, which provides well presented, nicely proportioned living space, and would be absolutely perfect for first time buyers or ideal for a speculator looking for an investment property. This extremely appealing home is located in a popular residential area, within comfortable walking distance of amenities, such as Sainsburys Supermarket and North Valley Retail Park, as well as being a short drive from of the M65 motorway, which offers easy access to Burnley, Preston and Manchester.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises a pleasant, good sized living room, featuring a wall mounted electric fire, and a large breakfast kitchen, which has under floor heating and has a good range of fitted units, incorporating a freestanding electric cooker. On the first floor, the landing provides a study area, there are two bedrooms, one generous double and a single, and the fully tiled bathroom is attractively fitted with a three piece white suite, with a shower over the bath. To the rear of the property is a delightful, sizeable yard, which is laid with stone flags. NO CHAIN INVOLVED.

## FEATURES

- Charming Stone Built Mid Terraced Hse
- Well Pres'd & Nicely Proportioned Home
- Convenient for Access to Amenities
- Pleasant Living Room with Electric Fire
- Large, Ftd Breakfast Kitchen with Cooker
- 2 Bedrooms - 1 Double & 1 Single
- Fully Tiled 3 Pc Bathrm - Shwr over Bath
- Delightful, Good Sized Rear Yard
- PVC DG & Gas CH – Early Viewing Rec.
- Ideal for FTB's or Rental Investor





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

Dark wood finish, pvc entrance door, with a pvc double glazed, frosted glass window light above.

#### Living Room

14' 11" x 13' 3" into alcoves (4.55m x 4.04m into alcoves)

This pleasant and good sized room features a stylish, wall mounted electric fire and has a pvc double glazed window, wall light points and a radiator.

#### Dining/Breakfast Kitchen

12' 11" into recess x 10' 10" plus bay (3.94m into recess x 3.30m plus bay)

The spacious kitchen allows ample room for a dining table and is fitted with wood fronted units and drawers, including glazed display units, laminate worktops, with tiled splashbacks and a one and a half bowl sink, with a mixer tap. There is also an electric cooker, with an extractor canopy over, a pvc double glazed bay window, tiled floor, with electric under-floor heating, and a breakfast bar fitted under the open staircase to the first floor. PVC double glazed, frosted glass external door.

### First Floor

#### Landing

There is a small, but useful study area on the landing, with a fitted desk/worktop, shelving above and downlights recessed into the ceiling. Access to the loft space.

#### Bedroom One

12' 5" x 12' 0" plus recess (3.78m x 3.66m plus recess)

This good sized double room has a pvc double glazed window and a radiator.

#### Bedroom Two

10' 10" x 6' 0" (3.30m x 1.83m)

This single room has a pvc double glazed window, radiator and a built-in cupboard, which houses the gas condensing combination central heating boiler.

#### Bathroom

10' 8" x 3' 11" plus recess (3.25m x 1.19m plus recess)

The fully tiled bathroom is fitted with a three piece white suite, comprising a bath, with a mixer tap and shower attachment and a glazed shower screen, as well as a w.c. and a pedestal wash hand basin, with a mirror fronted cabinet above. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail and tile effect laminate flooring.



### Outside

#### Rear

A particularly impressive and appealing attribute, the large and extremely pleasant, enclosed rear yard/patio is laid with stone flags and has a cold water tap.

#### Directions

If travelling along the A6068 in Colne from the direction of the M65 heading towards Skipton and Keighley, go along North Valley Road, passing TK Maxx and the Lidl Supermarket on the left, straight through the traffic lights at the bottom of Langroyd Road and Windy Bank and take the next left turning into Dickson 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

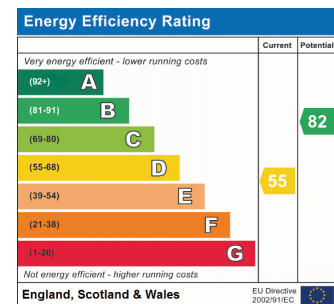
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

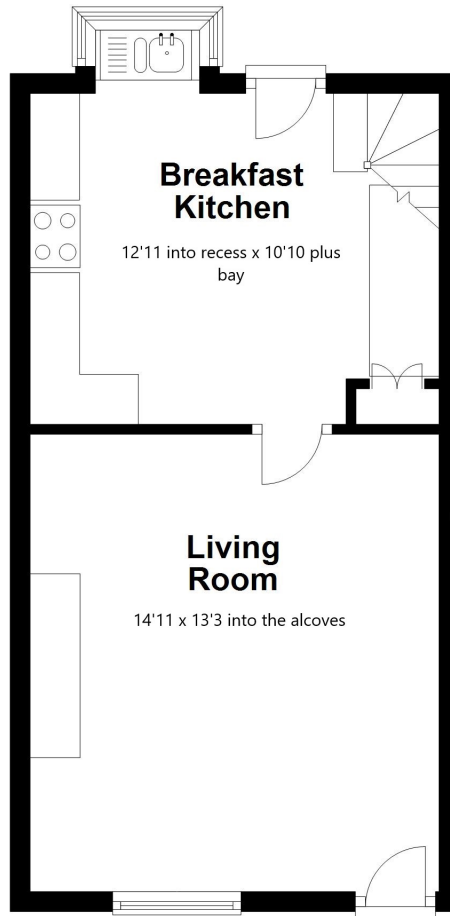
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## FLOORPLAN

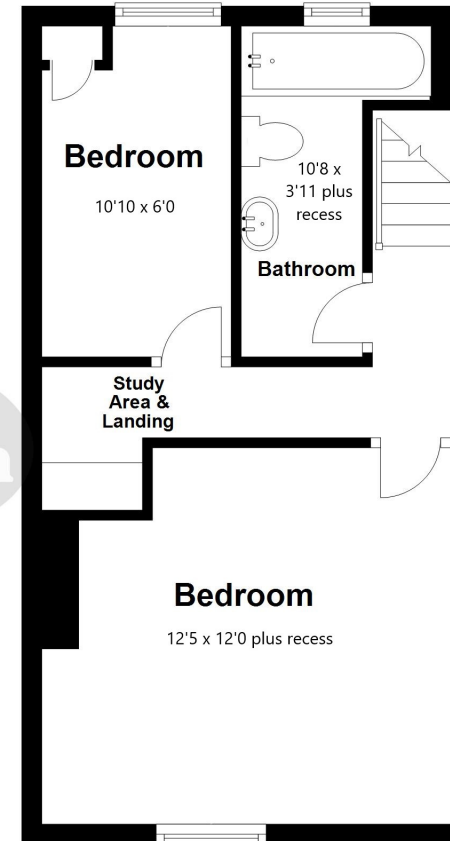
### Ground Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



### First Floor

Approx. 22.1 sq. metres (238.4 sq. feet)



Total area: approx. 55.4 sq. metres (596.7 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.

