





PROPERTY DESCRIPTION

Early viewing is absolute essential so as to not miss the opportunity to acquire this prime detached dormer bungalow, which is set in a desirable cul-de-sac location, in an elevated position directly overlooking the Valley Gardens Park, with fabulous far-reaching views over Barnoldswick and for many miles beyond. Although requiring general improvement and updating, this is amply reflected in the asking price and this particularly alluring home offers huge potential and scope and already boasts many enticing attributes, including nicely proportioned living space, a lovely front garden and a large garden at the rear, offering untold possibilities for those with 'green fingers'.

FEATURES

- Detached Dormer Bungalow in Desirable Loc
- Overlooking a Park - Fabulous Views Beyond
- Convenient for Access to Town Centre
- Off Rd Parking & Delightful Large Garden
- Req's Updating & Improving - Huge Potential
- Early Viewing Essential to Not Miss Out
- Vestibule, Hall, Lounge & Dining Rm/Bed 3
- C'svtry & Spacious Dining Kit inc. Appl'ces
- GF Double Bedrm & Fully Tiled Bathrm
- FF 2nd Double Bedrm & En-Suite Shwr Rm
- Maj. PVC DG (C'svtry Wood Framed DG) & GCH
- Lovely Home with Many Appealing Attributes





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door. Tiled floor and part glazed internal door opening into the hall.

Hall

Radiator and open return staircase to the first floor, with a shelved under-stairs storage cupboard.

Lounge

13' 10" x 13' 10" into alcoves, plus bay (4.22m x 4.22m into alcoves, plus bay)
An extremely pleasant and generously proportioned room, which has a large pvc double glazed bay window, allowing plenty of natural light into the room, a stone fireplace, fitted with a flame effect gas fire, two radiators, coving to the ceiling, a picture rail and wall light points.

Dining Room/Bedroom Three

13' 0" plus recess x 9' 11" (3.96m plus recess x 3.02m)
A second good sized reception room, which could provide a third double bedroom, if needed, and has pvc double glazed French doors opening into the conservatory, a radiator, picture rail and wall light points.

Dining Kitchen

13' 2" plus recess x 10' 11" plus recess (4.01m plus recess x 3.33m plus recess)
The spacious kitchen allows room for a dining table and is fitted with an extensive range of wood fronted units, worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in Neff electric oven, a five ring Neff gas hob, with an extractor hood over, an integral dishwasher and fridge/freezer. PVC double glazed bay window and additional pvc double glazed window, radiator and a frosted glass door, opening into the conservatory.

Conservatory

22' 2" x 7' 0" (6.76m x 2.13m)
The large timber framed, double glazed conservatory has double glazed French doors opening out to the garden, a wall mounted gas heater, wall light point and a pvc double glazed, frosted glass external door.

Bedroom One

11' 10" x 9' 9" to wardrobe fronts (3.61m x 2.97m to wardrobe fronts)
This double room enjoys the lovely open aspect from the front and has fitted furniture, including wardrobes and drawers, with a matching freestanding bedside cabinet, a radiator and pvc double glazed window.

Bathroom

Fully tiled and fitted with a three piece suite, comprising a bath, with a mixer tap/shower, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window and a radiator.

First Floor

Landing

Double glazed Velux window and a good sized store room, which houses the gas combination central heating boiler and the solar panel inverter.

Bedroom Two

13' 4" x 12' 10" into recess (4.06m x 3.91m into recess)
Having full advantage of the wonderful far reaching views, this good sized double room has a pvc double glazed dormer window, radiator and wall light points.

En-Suite Shower Room

Fitted with a three piece suite, comprising a larger than standard, fully tiled shower cubicle, a w.c. and a wash hand basin, with a cupboard below and a vanity mirror above. Radiator and double glazed Velux window.

Outside

Front

There is a tarmac covered half circle turning/parking area, which currently only facilitates parking for small cars, however it could be widened by reducing the size of, or removing completely the raised garden bed that it wraps around. Steps and a paved pathway lead from the driveway through the garden to the bungalow and the gardens at either side are laid with artificial grass, with borders stocked with mature shrubs, flowering plants, heathers and rose bushes. There is also a paved ramp to one side of the garden, enabling wheelchair access to the bungalow for anyone with mobility issues and also a paved patio at the top of the garden, from which pathways lead down both sides of the dwelling to the rear garden.

Rear

Directly behind the bungalow is a paved patio and a fish pond. Steps and a mobility access ramp lead up to the large rear garden, which has lawns, mature hedging, providing a great deal of privacy, a summer house and a flagged patio/hardstanding at the top of the garden where a timber shed is located.

Directions

Proceed from our office on Church Street towards Manchester Road and take the first right turning, immediately after The Fountain Inn, and then straight after, where the road forks, bear to the left and proceed down The Butts into the Valley Gardens Park. Go through the Park and then take the first left turning, almost doubling back on yourself, into Taylor 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

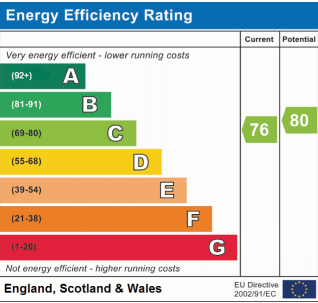
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

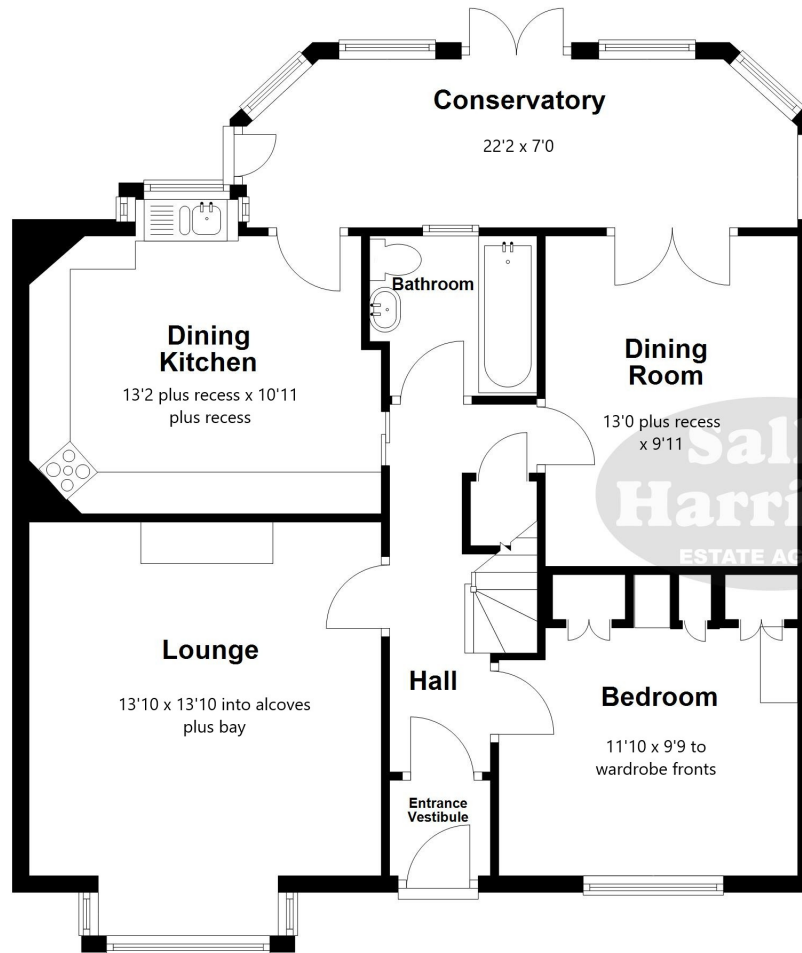
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FLOORPLAN

Ground Floor

Approx. 86.6 sq. metres (932.5 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.0 sq. feet)



Total area: approx. 114.3 sq. metres (1230.5 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 warrant 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.

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