





PROPERTY DESCRIPTION

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. Having been updated by the current owners and having the advantage of an attached garage, this excellent family dwelling is situated in a popular location, close to the town centre shops, cafés and other facilities and 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.

Complemented by pvc double glazing and central heating, run by a gas condensing combination boiler, the accommodation briefly comprises an entrance hall and a spacious lounge, with a large bay window. The living/dining room is also a very good size and has a fireplace fitted with a living flame gas fire, the kitchen has wood finish units and a built-in electric oven and a five ring gas hob with an extractor canopy over, and a door from this room gives access to the stairs leading to the extremely useful basement room, which affords excellent storage space.

On the first floor there are three decent sized bedrooms, and a larger than average bathroom, which is fully lined with pvc panelling and attractively fitted with a four piece white suite, which includes a corner bath and a separate shower. The attic on the second floor provides another good double bedroom and has a three piece, en-suite shower room.

Externally, there is a forecourt and a charming, enclosed yard, which are both laid with Indian stone flags.

FEATURES

- Large Garden Fronted Hse with Garage
- Well Pres'd, Spacious Family Home
- Near Town Centre Amenities & Schools
- Hall & Lounge with Bay Window
- Living/Din Rm with Fireplace & Gas Fire
- Ftd Kitchen inc. Oven/Hob & Basement
- 3 Generously Sized FF Bedrooms
- Attractive 4 Pc Bathrm inc. Sep. Shower
- 4th Attic Double Bedrm with En-Suite
- PVC DG & GCH – Early Viewing Rec.





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above. Ornate coving, a radiator and stairs leading to the first floor.

Lounge

13' 0" x 11' 10" plus bay (3.96m x 3.61m plus bay)
This spacious and pleasant room has a pvc double glazed bay window, two radiators and a coved ceiling.

Living/Dining Room

14' 9" x 13' 8" into alcoves (4.50m x 4.17m into alcoves)
This second, generously proportioned reception room features a fireplace, with a marble inset and hearth, fitted with a living flame gas fire and has a pvc double glazed window and radiator.

Kitchen

10' 4" x 7' 10" plus bay (3.15m x 2.39m plus bay)
The nice sized kitchen is fitted with light wood finish units and drawers, laminate worktops, with tiled splashbacks, and a one and a half bowl sink. It also has a built-in electric oven, a five ring gas hob, with an extractor canopy over, plumbing for a washing machine, a pvc double glazed bay window, radiator and a pvc double glazed, frosted glass external door.

Cellar

12' 0" plus recess x 6' 9" (3.66m plus recess x 2.06m)
Providing excellent storage space, this useful room has a radiator and electric power and light.

First Floor

Landing

Spindled balustrade, radiator, built-in storage cupboard and enclosed stairs leading to the second floor.

Bedroom One

12' 11" x 10' 4" into recess (3.94m x 3.15m into recess)
This spacious double room has a built-in triple wardrobe, with an attached dressing table, a pvc double glazed window and a radiator.

Bedroom Two

13' 9" x 8' 5" (4.19m x 2.57m)
A second good sized double room, with a radiator and pvc double glazed window.

Bedroom Three

10' 4" x 7' 4" (3.15m x 2.24m)
Providing a small double or large single, the third bedroom has a pvc double glazed window and a radiator.

Bathroom

10' 5" plus recess x 7' 4" (3.17m plus recess x 2.24m)
The larger than average bathroom is fully lined with ' Wet Wall' style panelling and fitted with a four piece white suite, comprising a corner bath, a separate shower cubicle, a w.c. and a pedestal wash hand basin. Chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window and dow lights recessed into the pvc lined ceiling.

Second Floor

Attic/Bedroom Four

12' 8" x 10' 8" plus recess (3.86m x 3.25m plus recess)
A fourth double bedroom which has a pvc double glazed dormer window, a radiator and built-in shelved storage cupboards.

En-Suite Shower Room

A beneficial addition to the property, fitted with a modern three piece white suite, comprising a shower cubicle, a w.c. and a pedestal wash hand basin. Double glazed skylight and extractor fan. Please note that this alteration to the property has been carried out without Building Regulation Approval from the Local Authority.

Outside

Front

Enclosed, stone flagged forecourt.

Rear

The pleasant, enclosed yard is a nice size and is laid with natural stone flags.

Attached Garage

14' 10" x 7' 7" (4.52m x 2.31m)
The attached garage has an up and over door, cold water tap, frosted glass window, an electric light and houses the wall mounted gas condensing combination central heating boiler.

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

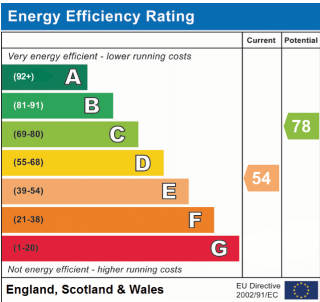
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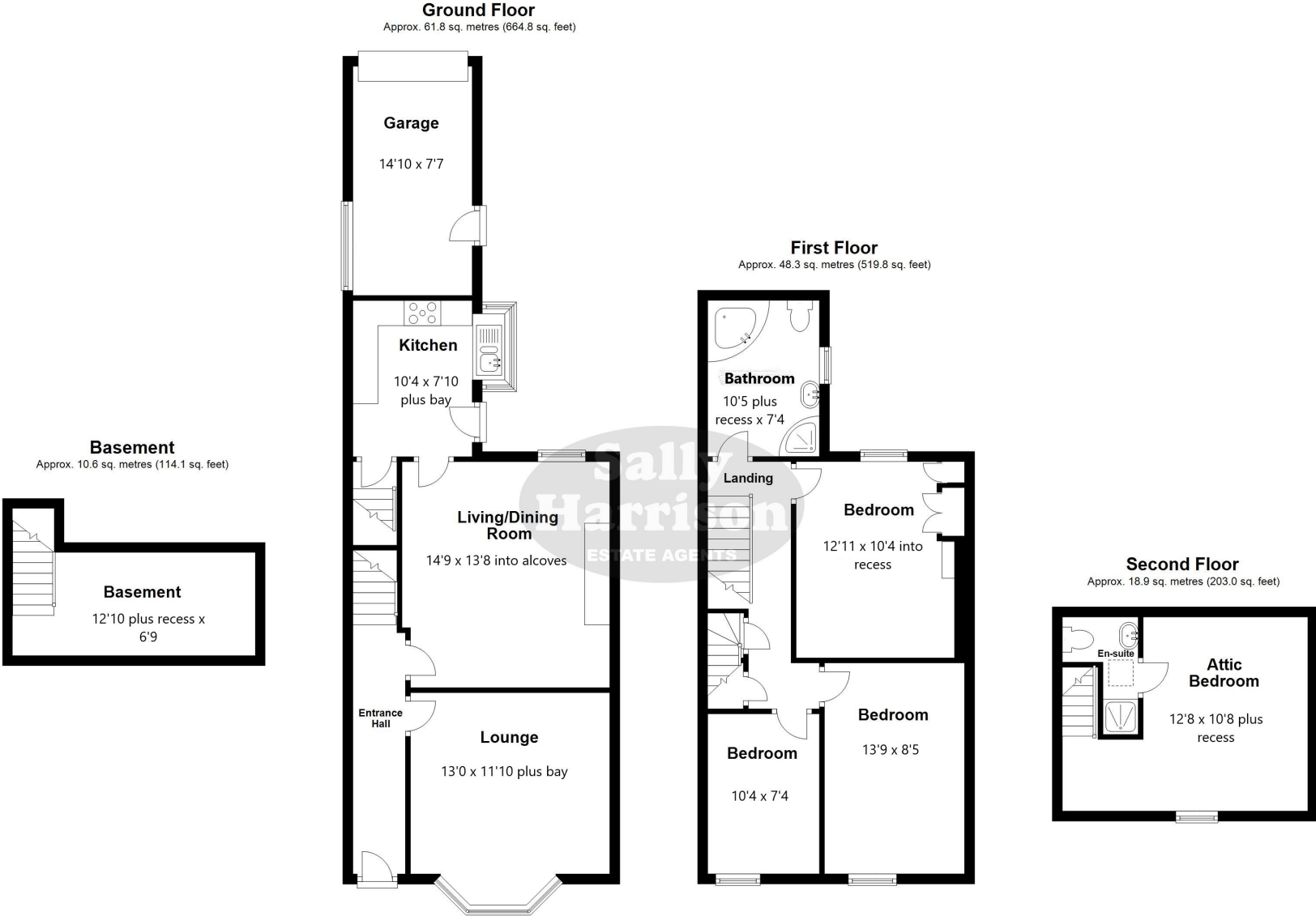
House to Sell?

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

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FLOORPLAN



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