





PROPERTY DESCRIPTION

Having the particularly noteworthy advantage of a very pleasant, open outlook from the front and truly spectacular views from the side and rear, this extended, four storey, stone built, end terraced house enjoys a prime location on the very outskirts of Barnoldswick. Well, presented and tastefully furnished, this lovely dwelling boasts lots of pleasing attributes and must be internally viewed in order to fully appreciate its many enticing features.

Complemented by pvc double glazing and gas central heating, the well proportioned accommodation comprises a sitting/dining room, laid with good quality wood finish laminate flooring and featuring an open staircase and a Victorian style fireplace with a living flame gas fire, and an absolutely delightful living room, which has a fireplace, fitted with a multi-fuel stove, and, as with the first reception room, also has fitted display shelves built into the chimney breast alcoves. The kitchen has windows in three elevations to get full benefit of the wonderful views and is fitted with painted wood fronted units and a built-in electric oven, hob, and extractor. The house has three decent sized bedrooms, including a large attic room, one of which has built-in wardrobes, and the bathroom has been stylishly fitted with a four piece white suite, including a double ended bath and a separate shower cubicle.

Built under the kitchen extension is a particularly useful utility room and this, in turn, gives access to another really good-sized room, providing an abundance of storage space, but which is also suitable to be used for a number of purposes, including a workshop or hobby room. (Please note the utility room and basement offer conversion potential for further living space, if required, subject to planning permission.

Accessed from the kitchen is an enclosed decked patio, which takes full benefit of the fabulous long distance rural views and below this is a covered enclosed yard. There is parking space at the rear and a paved patio at the side, which provides a lovely seating area. NO CHAIN INVOLVED.

FEATURES





ROOM DESCRIPTIONS

Ground Floor

Entrance

Attractive composite door, with a pvc double glazed window light above, leading into the sitting/dining room.

Sitting/Dining Room

10' 10" plus recesses x 10' 2" plus alcoves and stair recess (3.30m plus recesses x 3.10m plus alcoves and stair recess)

A charming and most inviting room, featuring a lovely period style, cast iron fireplace, with a fireplace surround and granite hearth, fitted with a living flame gas fire and an open staircase to the first floor, with a spindled balustrade and under-stairs cupboard. It also has a pvc double glazed window, enjoying the pleasant outlook from the front, a radiator, wall mounted display shelves, a base cupboard built into the chimney breast alcoves and wood finish laminate flooring.

Living Room

13' 9" into alcoves x 13' 9" (4.19m into alcoves x 4.19m)

A truly delightful, extremely light and airy room, also boasting an attractive fireplace, this one being fitted with a multi-fuel/log burning stove, and having pvc double glazed windows in two elevations, both with lovely views, two radiators, a telephone point, wall mounted display shelves in both chimney breast alcoves and a double base unit built into one of them.

Kitchen

10' 10" x 6' 1" (3.30m x 1.85m)

Another very light and airy room, having pvc double glazed windows in three elevations, with two having the advantage of the truly stunning views from the rear. The kitchen is fitted with superior quality oak units, wood effect laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric fan oven, a ceramic electric hob, with an extractor canopy over, tiled floor, radiator and pvc double glazed external door.

First Floor

Landing

Stairs to the second floor.

Bedroom One

10' 11" into alcove x 10' 6" (3.33m into alcove x 3.20m)

Enjoying the open outlook from the front, this double room has a pvc double glazed window, radiator and a large walk-in wardrobe/cupboard, which is built over the bulkhead of the stairs, with a storage cupboard above. There is also an additional wardrobe and shelved cupboard built under the stairs to the second floor.

Bedroom Two

11' 8" x 7' 3" plus recess (3.56m x 2.21m plus recess)

Benefiting from the spectacular long distance views from the rear, this good sized second bedroom has a pvc double glazed 'tilt and turn' window and a radiator.

Bathroom

Stylishly furnished and fitted with a four piece white suite, the bathroom has a double ended bath, with a tiled splashback, a tiled shower cubicle, a pedestal wash hand basin, with a mixer tap, a w.c., a pvc double glazed, frosted glass window and a radiator.

Second Floor

Bedroom Three/Attic

16' 8" x 13' 11" less central stairwell (5.08m x 4.24m less central stairwell)

Providing a fantastic bed/sitting room, the large attic has a radiator and a double glazed Velux window, from which one can take in the absolutley wonderful far reaching views.

Outside

Side

Extending down the side gable wall of the house is a walled garden bed, planted with shrubs. Directly across from the gable end of the property, across the access road at the side of the house, is a paved patio, with garden borders, which is included with the property. (The paved patio area could be altered to provide off road parking space, if required, subject to planning permission).

Rear

There is access from the kitchen to a raised, enclosed decked patio, the perfect place to sit, relax and take full advantage of the stunning views, from which external steps lead down to an enclosed yard on the ground floor, which has an external light.

Utility Room

11' 0" x 6' 2" (3.35m x 1.88m)

Built under the kitchen extension, this extremely useful room has plumbing for a washing machine, electric power and light and houses the gas combination central heating boiler.

Basement Store

12' 10" x 10' 6" plus recesses (3.91m x 3.20m plus recesses)

Providing excellent storage space, this room could also serve any number of other purposes, including a workshop or hobby room, and has electric power and light. (Please note the utility room and basement offer conversion potential for further living space, if required, subject to planning permission).

Directions

Proceed from our office on Church Street into Manchester road. Go up past the hill, past the Greyhound Pub on the right and continue on this road, past the turning on the right into Gillians lane, then past the entrance to Letcliffe park on the left, up the next hill and the property is the last one in the last terraced row of houses on the left.

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

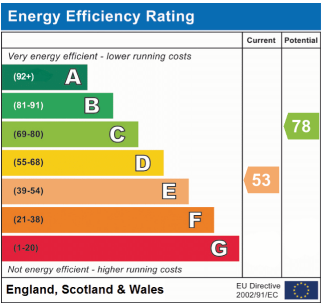
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

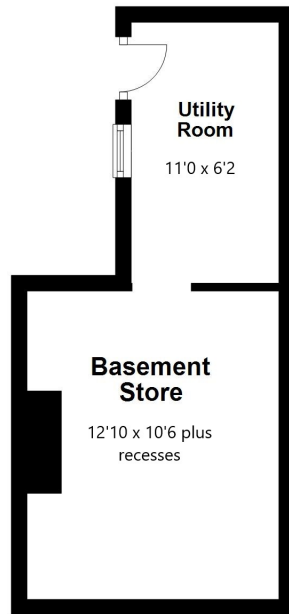
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FLOORPLAN

Basement

Approx. 19.0 sq. metres (204.0 sq. feet)



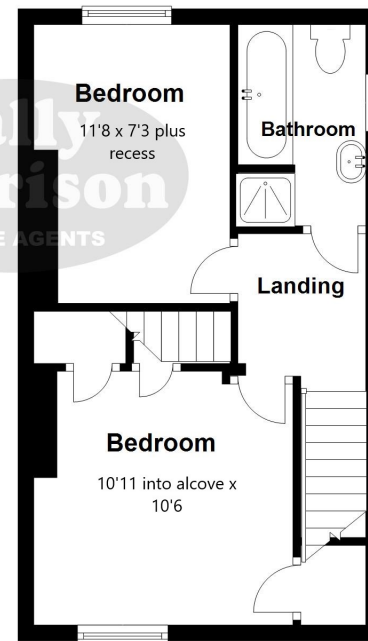
Ground Floor

Approx. 38.6 sq. metres (415.7 sq. feet)



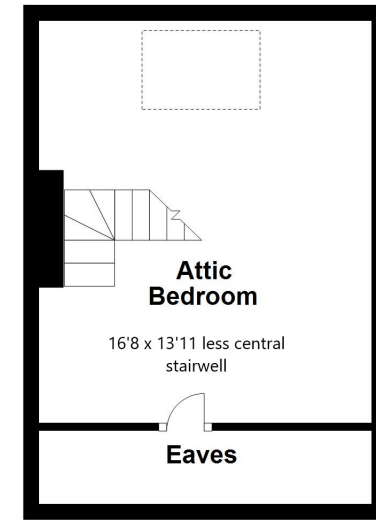
First Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



Second Floor

Approx. 25.9 sq. metres (278.8 sq. feet)



Total area: approx. 115.7 sq. metres (1245.1 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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