



43 Bank Street, Barnoldswick, Lancashire
BB18 6AU



PROPERTY DESCRIPTION

Located in a popular residential area and conveniently situated within easy reach of the town centre shops, cafes and other amenities, this charming, end terraced house provides well presented living space and would be perfect for buyers looking to gain a foothold on the property ladder. Providing nicely proportioned living space, this lovely home has had a newly fitted kitchen, new carpets and floorcoverings and has the advantage of a large cellar, which provides an abundance of storage space.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway, a pleasant sitting room, a living/dining room with a built-in storage cupboard and a kitchen, newly re-fitted with modern units, laminate worktops with co-ordinating splashbacks and a built-in electric oven and hob. There are two decent sized bedrooms and a bathroom, fitted with a three piece white suite, with an electric shower over the bath.

To the rear is an enclosed paved yard. EARLY VIEWING RECOMMENDED - NO CHAIN INVOLVED.

FEATURES

- Appealing End Terraced House
- Ideal Starter Home for FTB's
- Short Walk from Town & Amenities
- Tastefully & Well Presented Accom.
- Ent Hall & 2 Reception Rooms
- Newly Ftd Kitchen inc. Oven & Hob
- Good Sized, Very Useful Cellar
- 2 Bedrms – 1 with Walk-in Open Wardrobe
- 3 Pc White Bathrm - Shower over Bath
- PVC DG & GCH – Good Rental Investment





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

PVC double glazed, frosted glass entrance door, with a pvc double glazed window light above. Stairs leading to the first floor.

Sitting Room

10' 7" x 8' 4" (3.23m x 2.54m)

PVC double glazed window, a ceiling rose, television aerial point and a radiator.

Living/Dining Room

11' 8" into recess x 10' 8" plus alcoves (3.56m into recess x 3.25m plus alcoves)

The larger second reception room has a pvc double glazed window, a television aerial point, radiator and a wall cupboard, with fitted shelves, built into one of the chimney breast alcoves. Door giving access to the cellar.

Kitchen

7' 2" plus recess x 6' 7" (2.18m plus recess x 2.01m)

Newly, stylishly refurbished, the kitchen is fitted with attractive units and drawers, laminate worktops, with matching splashbacks, and a single drainer sink, with a mixer tap. It has a built-in electric oven, electric hob, with an extractor canopy over, a pvc double glazed window and a pvc double glazed, frosted glass external door. The kitchen is laid with wood effect Vinyl flooring.

Cellar

11' 2" x 11' 0" plus recess (3.40m x 3.35m plus recess)

This large and useful room provides excellent storage space.

First Floor

Landing

Bedroom One

9' 5" plus alcove x 8' 8" plus recess (2.87m plus alcove x 2.64m plus recess)

This double room has an over-stairs recess/open wardrobe space, with a fitted clothes rail and shelf above the rail, a pvc double glazed window and a radiator.

Bedroom Two

11' 8" x 6' 10" reducing in stages to 5' 10 plus recess (3.56m x 2.08m reducing in stages to 1.78m)

The single room has a pvc double glazed window and a radiator.

Bathroom

Fitted with a three piece white suite, comprising a bath, with an electric shower over, a pedestal wash hand basin and a w.c. Two of the walls



are fully tiled, including the one behind the bath and wash basin and the bathroom also has a pvc double glazed, frosted glass window, a radiator and a wall cupboard, which houses the gas condensing combination central heating boiler.

Outside

Rear

Enclosed, paved yard.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, go straight ahead into Wellhouse Road, go past the entrance into the Co-Op car park and the Fire Station on the right and then take the second right turning into Bank Street and the house is 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.

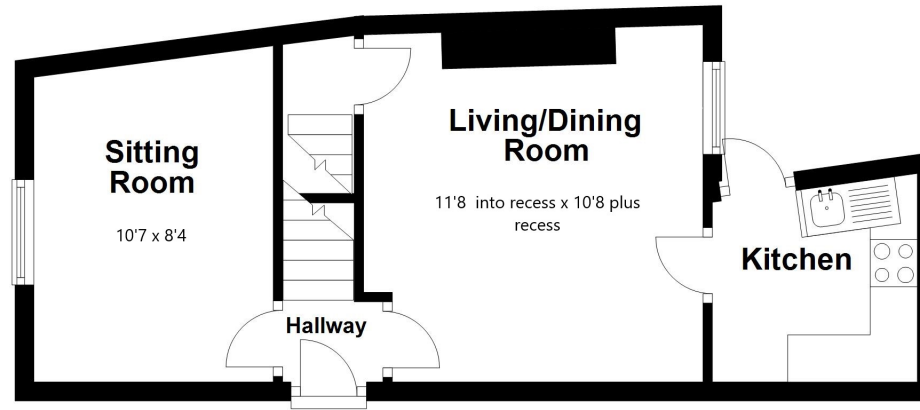
10C25TT/14G25TT/14J25TT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

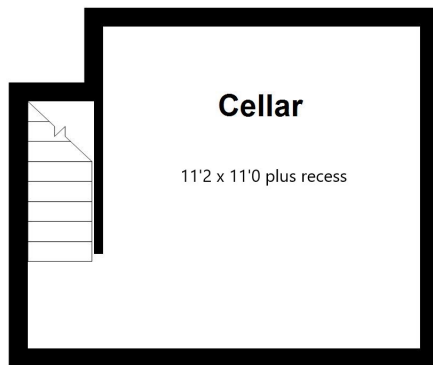
Ground Floor

Approx. 30.2 sq. metres (324.7 sq. feet)



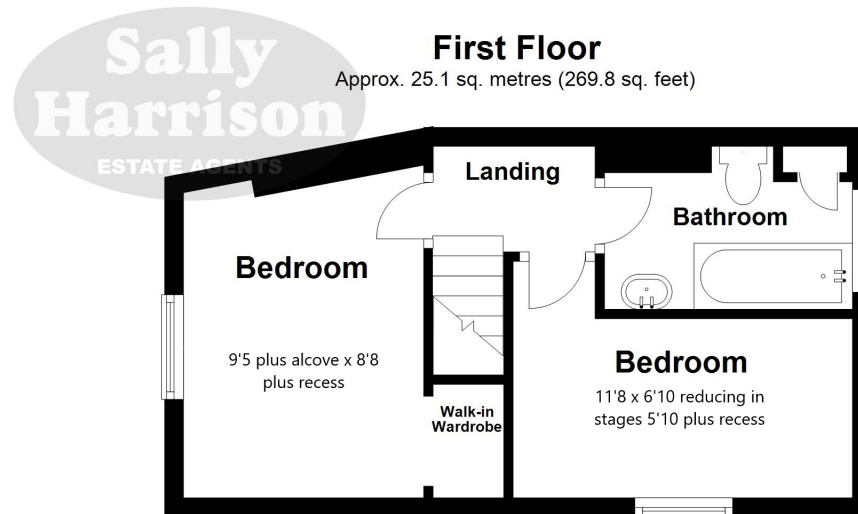
Basement

Approx. 13.5 sq. metres (145.7 sq. feet)



First Floor

Approx. 25.1 sq. metres (269.8 sq. feet)



Total area: approx. 68.8 sq. metres (740.2 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.

Plan produced using PlanUp.

