



10 Myrtle Grove, Barnoldswick,  
Lancashire BB18 6AF



## PROPERTY DESCRIPTION

Truly immaculate and presented to a very high standard, this extremely appealing, stone built mid terrace house enjoys a particularly pleasant, traffic free and much sought after location towards the outskirts of town and is an absolute must for immediate viewing. Suitable for a wide range of prospective buyers, this desirable dwelling would be perfect for buyers looking to gain a foothold on the property ladder, and also an ideal retirement home for those looking to downsize. Offering nicely proportioned living space, this outstanding property is tastefully decorated throughout of offers a whole host of impressive qualities.

## FEATURES

- Charming Garden Fronted Terr House
- Appealing, Traffic Free Location
- Immaculately & Tastefully Presented
- Ideal Home for FTB's or Those Downsizing
- Ent. Hallway & Living Rm with Gas Fire
- Superb Breakfast Kitchen inc. Appliances
- 2 Double Bedrms - 1 with Ftd W'robes
- Stylishly 3 Pc Shower Rm & GF WC
- PVC DG & GCH - New Boiler 2023
- Good Sized Rear Yard/Patio - No Chain





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

PVC entrance door, with a pvc double glazed window light above. Stairs to the first floor, radiator and wall mounted coat hooks.

#### Living Room

14' 0" x 11' 3" into alcoves (4.27m x 3.43m into alcoves)

An extremely pleasant, light and airy room, featuring a contemporary wall mounted living flame gas fire and also having a pvc double glazed window, radiator and picture rail.

#### Breakfast Kitchen

14' 3" x 9' 3" (4.34m x 2.82m)

The spacious and very attractively furnished kitchen is well equipped with a good range of cream gloss fronted units and drawers, incorporating a wine rack and a 'pull out' larder unit, has worktops and a matching breakfast bar, with co-ordinating tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It is also equipped with built-in appliances, namely an electric double oven/grill, an electric induction hob, with a stainless steel extractor over, a washer/dryer and fridge/freezer. There is concealed lighting under the wall units and plinth lighting, a pvc double glazed, frosted glass window, radiator, downlights recessed into the ceiling and a pvc double glazed, frosted glass external door.

#### Ground Floor WC

Always an extremely useful attribute in any home, fitted with a modern two piece white suite, comprising a 'Saniflow' style w.c. and a wash hand basin, with a cabinet below and a vanity mirror above. Chrome finish radiator/heated towel rail, part tiled walls and downlights recessed into the pvc lined ceiling.

#### First Floor

#### Landing

#### Bedroom One

11' 8" x 9' 3" to wardrobe fronts (3.56m x 2.82m to wardrobe fronts)

A lovely double room, enjoying a pleasant open aspect, which has wardrobes built into both chimney breast alcoves, with storage cupboards above, a pvc double glazed window, radiator and a large, shelved storage cupboard.

#### Bedroom Two

12' 0" x 8' 3" (3.66m x 2.51m)

A second good sized double bedroom, with a pvc double glazed window and radiator. There is also access, via a folding wooden ladder, to the partly boarded loft space, which has an electric light.

#### Shower Room

8' 10" x 5' 10" (2.69m x 1.78m)

Fully tiled and beautifully furnished, the shower room is fitted with a modern three piece white suite, comprising a double size, walk-in shower, which is lined with wet wall style panelling and has a fixed 'rainfall' style shower head as well as an additional, flexible, hand-held shower. There is also a wash hand basin, with drawers below and a vanity mirror above, a w.c. and a built-in cupboard, housing the gas combination central heating boiler. This room also has a chrome finish radiator/heated towel rail, a pvc double glazed, frosted glass window, downlights recessed into the pvc lined ceiling, an extractor and a wall mounted shelved storage cupboard.



### Outside

#### Front

The low maintenance garden is mainly pebble covered, with a small paved patio directly in front of the house.

#### Rear

Yet another very pleasing feature of this delightful dwelling, the enclosed patio/yard is laid with attractive stone flags, has an external light and electric power point and a cold water tap.

#### Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue, go straight ahead at the traffic lights by the Police Station and then take the third left turning into Rook Street. Proceed down Rook Street, over the former railway bridge to the bottom of Lower Rook Street. At the 'T' junction turn right and Myrtle Grove is on the right after Beech Grove.

#### 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.

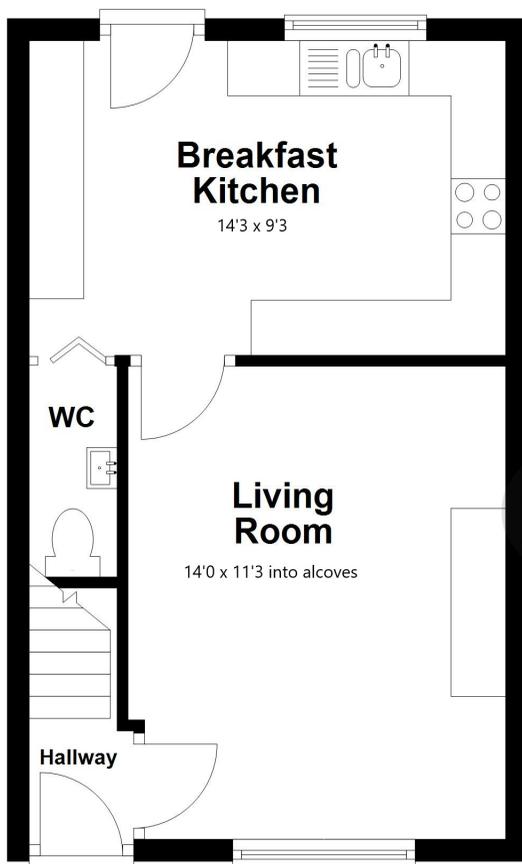
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

# FLOORPLAN

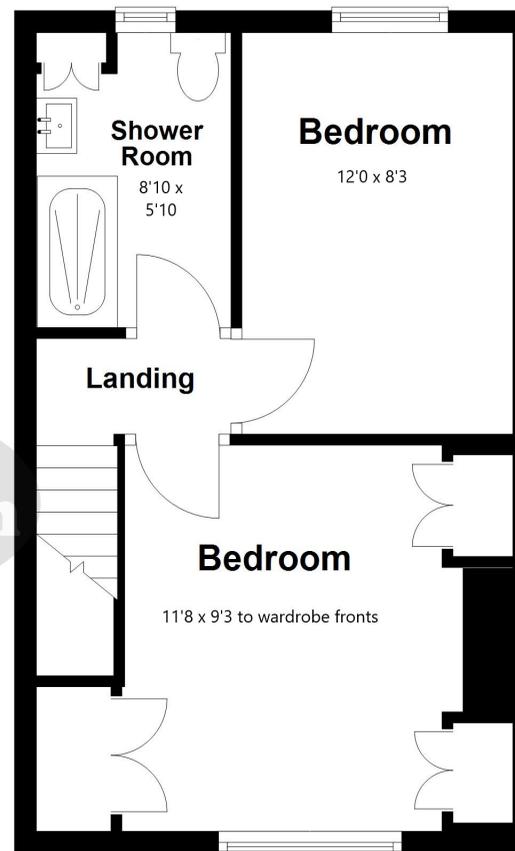
## Ground Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



## First Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



**Total area: approx. 63.2 sq. metres (680.0 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.

