





PROPERTY DESCRIPTION

Situated on the extremely popular over 45's Park Home Development, which is located on the boundary of Salterforth and Barnoldswick, this two bedroomed, detached bungalow style property offers immaculately presented, generously portioned living space, which has the advantage of a larger than average hardstanding, providing off road parking for at least three cars. Encircled by charming, low maintenance gardens, with one side offering a great deal of privacy, incorporating a split-level paved patio, this excellent retirement home is strongly recommended for early viewing.

FEATURES

- Beautiful, Spacious Detached Park Home
- Hall & Impressive Lounge with F'place & Fire
- Immaculately & Tastefully Presented
- Good Sized Dining Room - French Doors
- Attractive Kitchen inc. Appl'ces & Utility Rm
- 2 Dble Beds - Ftd Furniture & Home Office
- En-Suite Shower Rm & Main Shower Rm
- Highly Desirable Over 45's Development
- Perfect Retirement Home - Vwg Highly Rec.
- PVC DG, LPG CH, Ample Parking & Gardens





ROOM DESCRIPTIONS

Entrance Hallway

PVC double glazed entrance door, Radiator, pvc double glazed window and a large walk-in storage cupboard, with wall mounted coat hooks, fitted shelves and which also houses the gas combination central heating boiler.

Lounge

18' 0" x 15' 3" (5.49m x 4.65m)

The spacious, impressive and truly delightful lounge features an attractive fireplace, fitted with an electric fire, and has three pvc double glazed windows, allowing plenty of natural light into the room, three radiators and a large archway, partially separating this room from the adjoining dining room.

Dining Room

10' 6" into recess x 9' 1" (3.20m into recess x 2.77m)

Laid with wood effect laminate flooring, the dining room has a radiator and pvc double glazed French doors, opening onto a raised patio.

Kitchen

11' 0" x 9' 4" (3.35m x 2.84m)

The good sized kitchen is well equipped with a range of attractive cream shaker style units and drawers, wood effect laminate worktops, with pvc panelled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric double oven/grill, a gas hob, with a stainless steel extractor canopy over, an integral fridge/freezer, a pvc double glazed window, radiator and downlights recessed into the ceiling.

Utility Room

6' 8" x 4' 11" (2.03m x 1.50m)

Fitted with wall units, worktop and splashbacks as those in the kitchen, the utility has plumbing for a washing machine, space and a vent for a tumble dryer and plumbing for a dishwasher. Built-in storage cupboard with a fitted shelf and a pvc double glazed, frosted glass external door.

Inner Hall

Radiator, access to the loft space and a built-in cupboard, with fitted shelves.

Bedroom One

12' 3" to wardrobe fronts x 9' 5" into bed recess (3.73m to wardrobe fronts x 2.87m into bed recess)

Extensively fitted with furniture, including two double wardrobes, over-bed storage cupboards and bedside cabinets, with a matching, free standing drawer unit, this double room has a pvc double glazed bow window and a radiator.

En-Suite Shower Room

Stylishly furnished, partly lined with 'wet wall' style panelling and fitted with a three piece white suite, comprising a larger than standard shower cubicle, a w.c. and a wash hand basin, with a mixer tap, set into a storage cabinet, the en-suite also has a pvc double glazed, frosted glass window, radiator, electric shaver point, extractor fan and downlights recessed into the ceiling.

Bedroom Two

9' 7" x 8' 4" (2.92m x 2.54m)

This second double room also has fitted furniture, including a double wardrobe and a drawer unit, with a matching, freestanding bedside cabinet, and a pvc double glazed window and radiator.

Study

6' 8" x 5' 1" (2.03m x 1.55m)

Fitted with a range of office furniture, including a desk, cupboards, drawers and display shelving, this room also has a pvc double glazed window and radiator.

Shower Room

Half tiled and fitted with a three piece suite, comprising a shower cubicle, a w.c. and a vanity wash hand basin, set into a base cupboard. It also has a chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window, an extractor and downlights recessed into the ceiling.

Outside

Gardens & Parking

Particularly well positioned on a good sized plot, this park home has unusual advantage of more off road parking space than most others, with space for several cars at the front. There are also additional visitors' parking spaces close by. It is surrounded by attractive, low maintenance gardens, consisting of pebble covered areas and rockeries, stocked with mature shrubs, and a split level, paved patio. There is also a substantial outbuilding, providing excellent storage space and/or a workshop, which has pvc double glazed window and an aluminium entrance door.

Directions

Proceed from our office on Church Street into Manchester Road. Go up the hill, past the Greyhound Pub on the right and continue on this road, past the turning on the right into Gillians Lane and then the entrance into Letcliffe Park on the left, up the next hill past the houses on the left and the entrance to Dales View Park is further along on the right.

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?

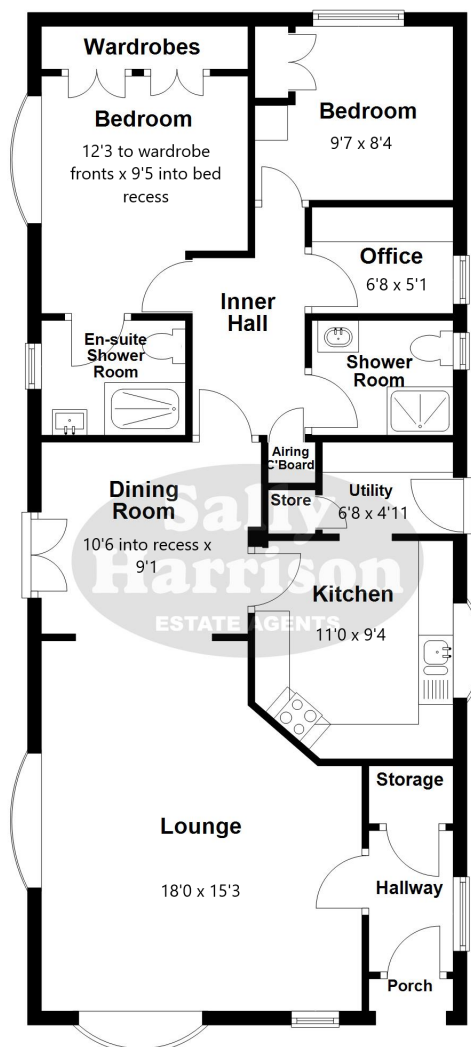
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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FLOORPLAN

Ground Floor

Approx. 86.1 sq. metres (927.1 sq. feet)



Total area: approx. 86.1 sq. metres (927.1 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.

Plan produced using PlanUp.