





PROPERTY DESCRIPTION

Located in a highly sought after residential area, towards the outskirts of town, off Barrowford Road, this extremely appealing bay fronted semi-detached house is conveniently situated, just a very short walk from Alkincoats Park, with Pendle Leisure Centre and the M65 motorway being very close by and easily accessible. Providing well proportioned living space, this attractively presented abode would be suitable for a wide range of prospective buyers and an internal viewing is strongly recommended to appreciate the many advantageous and noteworthy attributes offered by this lovely home.

FEATURES

- Appealing, Bay Fronted Semi-Det House
- Well Proportioned & Attractively Pres'td
- Short Walk from Leisure Centre & Park
- Hall & Lounge/Diner - F'place & Gas Fire
- Conservatory, Ftd Kitchen & Rear Porch
- 2 Good Sized Double Bedrooms
- Tastefully Furbished Shower Room
- Det'chd Garage & Parking for Several Cars
- Delightful, Enc. Garden - Lawn & Patio
- PVC DG & GCH - Viewing Highly Rec.





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed entrance door, with a pvc double glazed, frosted glass window to one side. Open return staircase to the first floor and a radiator.

Lounge/Diner

19' 7" into bay, plus recess x 11' 4" into alcoves (5.97m into bay, plus recess x 3.45m into alcoves) This lovely spacious, light and airy room features a carved, stained wood fireplace, with a period style tiled inset and hearth, fitted with a living flame gas fire. It also has a pvc double glazed bay window in the front elevation, pvc double glazed French double doors, which open into the conservatory, and a radiator.

Conservatory

12' 0" plus recess x 9' 1" plus recess (3.66m plus recess x 2.77m plus recess) An impressive and extremely beneficial addition to this lovely home, the pvc double glazed conservatory provides a second good sized reception room and is laid with wood effect laminate flooring. It has a radiator and pvc double glazed double French doors leading out to the rear garden.

Kitchen

10' 10" into bay x 6' 7" plus recesses (3.30m into bay x 2.01m plus recesses) Well equipped with a range of white units and drawers, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap, the kitchen is also fitted with a range style cooker, with a five ring gas hob and a large stainless steel extractor canopy over. It has a pvc double glazed bay window and pvc double glazed, frosted glass door leading into the side porch/utility.

Side Porch/Utility

Plumbing for a washing machine, laminate worktop, radiator, electric power and light and a pvc double glazed external door.

First Floor

Landing

PVC double glazed window and access to the loft space.

Bedroom One

15' 7" to wardrobe fronts and into recess x 12' 6" into bay, reducing in stages to 7' 1 (4.75m to wardrobe fronts and into recess x 3.81m into bay, reducing in stages to 2.16m) This generous double room has two pvc double glazed windows, one being a large bay window, a radiator and a built-in double wardrobe, with a cupboard above.

Bedroom Two

11' 3" into recess x 7' 3" (3.43m into recess x 2.21m) A second double room, with a radiator, a built-in shelved cupboard, with another cupboard above, and a pvc double glazed window, from which there are views extending over to Pendle Hill. The wall mounted gas condensing combination central heating boiler is housed in this bedroom.

Shower Room

Stylishly refurbished and fully lined with pvc 'wet wall' style panelling, the shower room is fitted with a modern three piece white suite, comprising a large, walk-in shower cubicle, with tiled splashbacks, a glazed shower screen and a fixed 'rainfall' style shower head, plus a second hand-held shower head. It also has a wash hand basin, with an illuminated vanity mirror above, and a w.c., both built into cabinets, with a cupboard below the basin. Chrome finish radiator/heated towel rail, attractive laminate flooring, downlights recessed into the pvc lined ceiling and a pvc double glazed, frosted glass window.

Outside

Front/Side

A tarmac covered drive provides off road parking for two to three cars and the former front garden has been laid with Indian stone flags to provide further parking, if required. There is a privet hedge, an external electric power point, a cold water tap and a small outbuilding/store built into the side of the house.

Garage

20' 0" x 9' 3" (6.10m x 2.82m) The larger than average detached garage has an up and over door, a window and personal door in one side and electric power and light.

Rear

A particularly alluring attribute of this desirable dwelling, the delightful, nice size garden consists of a private and secluded Indian stone flagged patio, a lawn, a garden bed, with a mature conifer and heather, and a flagged hardstanding behind the garage, providing ideal for seating a shed or greenhouse.

Directions

Exit the M65 motorway at Junction 14 and take the first exit off the roundabout onto the A6068/Vivary Way. At the traffic lights at the end of Vivary Way, turn left into Barrowford Road (B6247), go round the left hand bend and turn second right into Alkincoats Road. Then first left into Reginald Street and first right into Milford 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

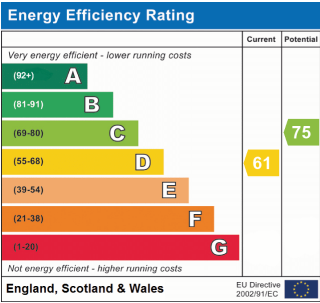
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

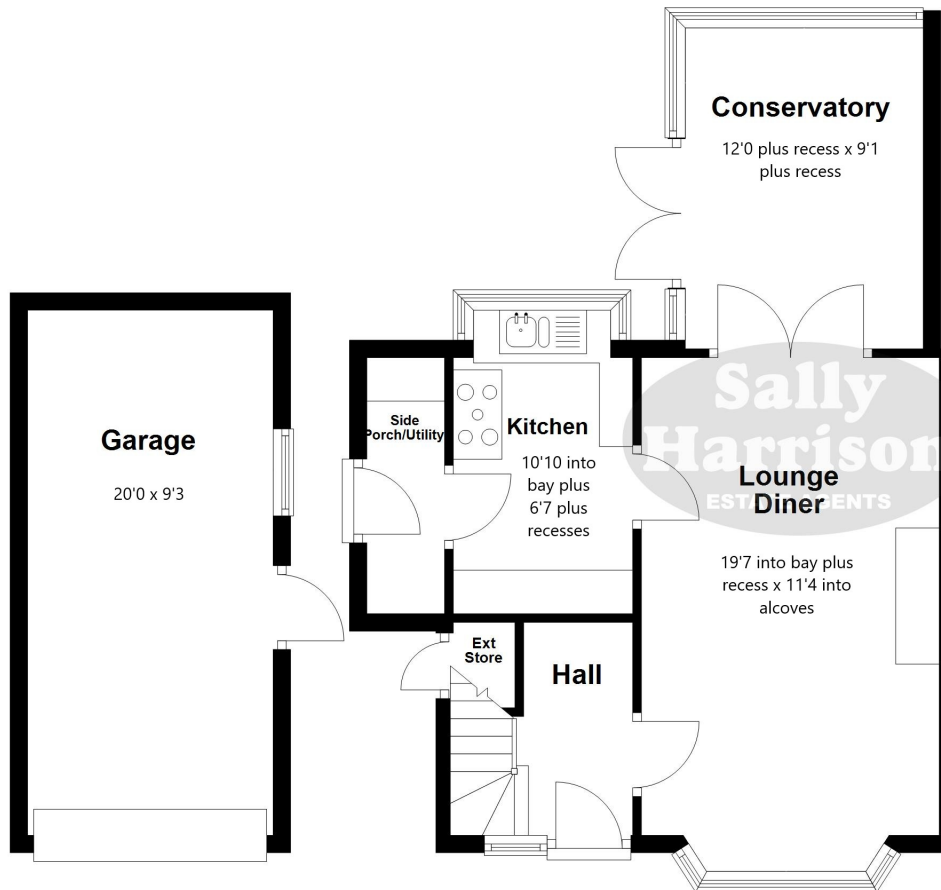
03G25TT/23I25TT



FLOORPLAN

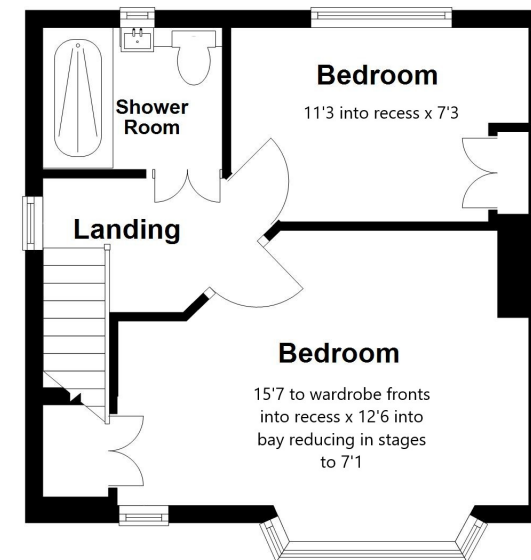
Ground Floor

Approx. 62.8 sq. metres (675.7 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.3 sq. feet)



Total area: approx. 94.2 sq. metres (1014.0 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.

