





PROPERTY DESCRIPTION

Situated in a popular residential area, off Rainhall Road, this tidily presented home provides well-proportioned living space and would make a perfect starter home for first time buyers. Conveniently located for access to the town centre shops and cafes, this charming abode is also within easy reach of Primary Schools, West Craven High School, and Pendle Nursery.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises a sitting room, which is laid with wood finish laminate flooring and has a stone fireplace fitted with a living flame gas and an open plan living/dining room and kitchen. The spacious second reception room has a stone fireplace fitted with a multi fuel stove and the kitchen has been opened into the living dining room, and is fitted with shaker style units and drawers, laminate worktops and has a Range style cooker with a 5-ring gas hob.

On the first floor there is a generous double room with fitted wardrobes, which extend the length of one wall, a further good-sized double bedroom and a bathroom fitted with a three-piece white suite, incorporating a 'P' shaped bath with a shower over. On the second floor, the attic provides a third double bedroom.

At the rear is an enclosed paved yard.

FEATURES

- Appealing Stone Built Mid Terrace
- Nicely Proportioned & Tidily Presented
- Short Walk from Town & Local Amenities
- Perfect for FTB's or a Young Family
- Sitting Rm - Stone Fireplace & Gas Fire
- Open Plan Living/Dining Rm & Kitchen
- Fitted Kitchen with Range Style Cooker
- 3 Dble Bedrms inc. Attic - 1 with Ftd W'robes
- 3 Pc Bathroom - Shower Over Bath
- Enclosed Yard - PVC DG & Gas CH





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed, frosted glass entrance door, with a matching window light above, leading into the sitting room.

Sitting Room

15' 0" into alcoves x 11' 4" plus recess (4.57m into alcoves x 3.45m plus recess)

This good sized room is laid with wood finish laminate flooring and has a stone fireplace, fitted with a living flame gas fire, a pvc double glazed window, two radiators and stairs to the first floor.

Open Plan Living/Dining Room & Kitchen

Living/Dining Room

14' 6" into alcoves x 13' 6" (4.42m into alcoves x 4.11m)

This spacious second reception room has a stone fireplace, fitted with a multi-fuel stove, a pvc double glazed window, radiator and under-stairs storage cupboard, with an electric light.

Kitchen

8' 8" x 7' 4" (2.64m x 2.24m)

The kitchen has been opened up into the living/dining room to create more space and enlarge the kitchen area. It is fitted with shaker style units and drawers, laminate worktops, with co-ordinating splashbacks, a one and a half bowl sink, with a mixer tap, and also includes a range style cooker, with a five ring gas hob (extractor above is not working). There is plumbing for a washing machine, a pvc double glazed window, wall mounted gas combination central heating boiler and a pvc double glazed, frosted glass external door.

First Floor

Landing

Enclosed stairs to the second floor and a built-in storage cupboard, with fitted shelves.

Bedroom One

12' 5" to wardrobe fronts and into alcoves x 11' 10" (3.78m to wardrobe fronts and into alcoves x 3.61m)

This generous double room has built-in wardrobes, which extend the full length of one wall, incorporating hanging rails and shelves, a pvc double glazed window and a radiator.

Bedroom Two

11' 3" x 7' 7" (3.43m x 2.31m)

This second double room has a radiator and a pvc double glazed window, from which there is an open aspect/views.

Bathroom

Fitted with a three piece white suite, comprising a bath, with a central mixer tap, a shower over and glazed shower screen, a w.c. and a wash hand basin, with a mixer tap and a mirror fronted cabinet above, the majority tiled bathroom also has a pvc double glazed, frosted glass window and a chrome finish radiator/heated towel rail.

Second Floor

Attic/Bedroom 3

13' 2" less stairwell x 10' 5" to wardrobe fronts (4.01m less stairwell x 3.17m to wardrobe fronts)

This third double bedroom has built-in storage cupboards, a shelved recess/desk area, a double glazed Velux window and a radiator.

Outside

Rear

Enclosed, paved yard, with a cold water tap.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and continue on to the traffic lights by the Police Station. Turn left immediately through the lights into Rainhall Road, go down the hill, past the right turning for Fountain Street, then take the next right turning into Clifford 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.

28G25TT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

FLOORPLAN

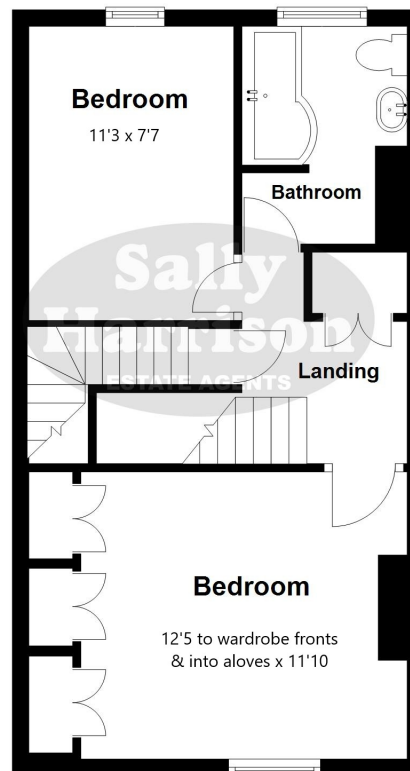
Ground Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



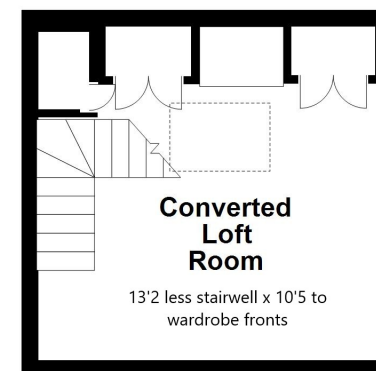
First Floor

Approx. 38.5 sq. metres (414.1 sq. feet)



Second Floor

Approx. 16.7 sq. metres (180.1 sq. feet)



Total area: approx. 102.2 sq. metres (1099.6 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.

