



**14 Ellis Street, Barnoldswick, Lancashire
BB18 5AD**



PROPERTY DESCRIPTION

Set in the heart of Barnoldswick, just off the town square, this stone built mid terraced house is strongly recommended for an early viewing and would be perfect for those wanting easy access to facilities, such as shops, cafés, bars, the Doctors' Surgery and public transport. Requiring some updating and cosmetic improvement, this nicely proportioned abode has the makings of a really lovely home, has the benefit of pvc double glazing and gas central heating and is being sold with no onward chain.

The accommodation briefly comprises an entrance hall, a sitting room and a spacious living/dining room, which has a fireplace fitted with an electric fire. The nice sized breakfast kitchen has fitted units, with a built-in electric oven and a gas hob, and a door from this room gives access into the good sized utility room, which incorporates a ground floor w.c.

There are two decent sized bedrooms, the largest having built-in furniture, including wardrobes, storage cupboards and drawers, and the bathroom has a three piece white suite, with an electric shower over the bath.



FEATURES

- Stone Built Mid Terraced House
- Located in the Centre of Town
- Req's Updating & Cosmetic Improvement
- Entrance Vestibule, Hall & Sitting Room
- Spacious Living/Dining Room
- Breakfast Kitchen, Utility & GF WC
- 2 Decent Sized Bedrms – 1 with Ftd Furniture
- 3 Pc Bathrm – Electric Shower Over Bath
- PVC Double Glazing & Gas CH
- Early Viewing Recommended – No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed entrance door, with a frosted glass window light above. Internal door opening into the hall.

Hall

Stairs to the first floor and a radiator.

Sitting Room

10' 5" x 8' 10" plus alcoves (3.17m x 2.69m plus alcoves)
PVC double glazed window and a radiator.

Living/Dining Room

12' 5" x 12' 0" plus alcoves (3.78m x 3.66m plus alcoves)
This spacious second reception room has a fireplace, fitted with an electric fire, a pvc double glazed window, radiator and under-stairs storage cupboard.

Breakfast Kitchen

9' 6" x 6' 2" (2.90m x 1.88m)
The nice sized kitchen has fitted units, laminate worktops, with tiled splashbacks, a matching breakfast bar and a single drainer sink, with a mixer tap. It also has a built-in electric oven and a gas hob, a pvc double glazed bay window, an additional pvc double glazed window, a radiator and a door giving access into the utility room.

Utility Room/WC

8' 7" x 7' 2" (2.62m x 2.18m)
An extremely useful room, which has plumbing for a washing machine and a pvc double glazed, frosted glass external door and incorporates a separate w.c.

First Floor

Landing

Access to loft space.

Bedroom One

12' 5" plus alcoves x 9' 3" to wardrobe fronts (3.78m plus alcoves x 2.82m to wardrobe fronts)
This double room has built-in furniture, including wardrobes, with storage cupboards above, and a drawer unit, also with a storage cupboard above, a pvc double glazed window and a radiator.

Bedroom Two

13' 0" x 6' 8" plus recess (3.96m x 2.03m plus recess)
A good sized second bedroom, with a pvc double glazed window and a radiator.

Bathroom

Fitted with a three piece white suite, comprising a cast iron bath, with an electric shower over, a pedestal wash hand basin and a w.c., the bathroom also has a pvc double glazed, frosted glass window, radiator and built-in storage cupboards, one housing the gas combination central heating boiler.

Outside

Rear

Enclosed, stone flagged yard, with a cold water tap.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads at the end of Station Road, turn right into Fernlea Avenue then take the next right turning in to Albert Road. Go past the first parade of shops on the left and follow the road round to the left, by the Town Square, continue straight ahead into Ellis Street and the property is 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

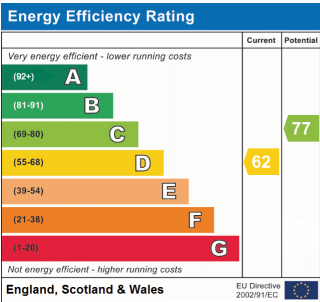
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

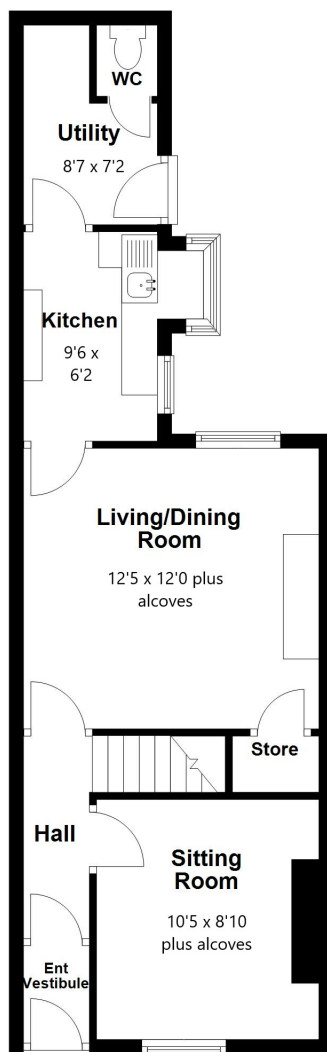
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FLOORPLAN

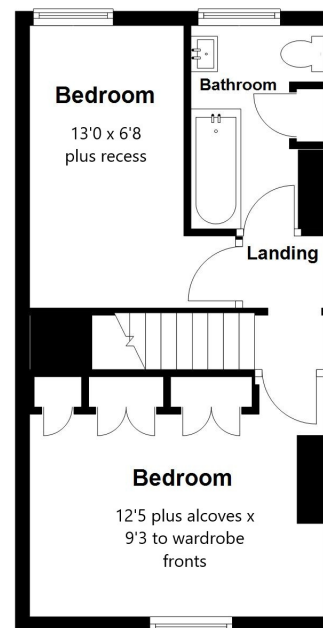
Ground Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



Total area: approx. 80.9 sq. metres (870.3 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.

