



4 East Hill Street, Barnoldswick,  
Lancashire BB18 6AN



## PROPERTY DESCRIPTION

Located in a popular residential area and perfectly situated for those wanting to be a short level walk from the town centre shops, cafés and many other facilities, this beautiful mid terraced house has been considerably upgraded by the present owners, to include a newly fitted kitchen, utility room and new floor coverings throughout. Providing well proportioned living space, which is attractively and tastefully presented, this appealing home has been neutrally re-decorated throughout, so that buyers can alter the décor to their own personal and individual taste at a later date if they wish. Strongly recommended for early viewing, this alluring home is especially ideal for first time buyers or for those looking to downsize and be close to amenities.

## FEATURES

- Immaculately Pres'td Mid Terr House
- Recently Considerably Upgraded
- Attractively & Tastefully Furbished
- Ideal Starter Home for FTB's
- Short Walk from the Town Centre
- Entrance Hall & Pleasant Sitting Room
- Stylish Dining Kitchen & Useful Utility Rm
- 2 Good Sized Bedrms & Lovely 3 Pc Bathrm
- Fabulous C'nvrt'd Loft Rm/Occ. 3rd Bedrm
- PVC DG & GCH – Early Vwg Strongly Rec.





# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hall

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above. Radiator and stairs leading to the first floor.

### Sitting Room

12' 2" plus recess x 10' 10" plus alcoves (3.71m plus recess x 3.30m plus alcoves)  
This pleasant room has a painted wood, decorative fireplace, arched alcoves on either side of the chimney breast, both with original, built-in base cupboards, a pvc double glazed window and a radiator.

### Dining Kitchen

14' 5" x 10' 10" into recess (4.39m x 3.30m into recess)  
The large kitchen allows ample space for a good sized dining table and has been stylishly re-fitted with a range of gloss finish units and drawers, laminate worktops, with matching upstands, and a single drainer sink, with a mixer tap. It has a built-in electric oven, a ceramic electric hob, with an extractor hood over, a pvc double glazed window, radiator and downlights recessed into the ceiling. The room is laid with wood effect Vinyl flooring and has an under-stairs storage cupboard, with an electric light.

### Utility

7' 8" plus recess x 7' 1" plus recess (2.34m plus recess x 2.16m plus recess)  
An advantageous attribute of this lovely property is the separate utility room, which is fitted with units matching those in the kitchen, has a laminate worktop, with a matching upstand, and a single drainer sink, with a mixer tap. The wall mounted gas condensing combination central heating boiler is concealed in one of the units, there is plumbing and space for a washing machine, a pvc double glazed window and a pvc double glazed, frosted glass external door.

## First Floor

### Landing

Stairs to the second floor and a pvc double glazed window.

### Bedroom One

20' 0" x 6' 9" plus recesses (6.10m x 2.06m plus recesses)  
This double room has a pvc double glazed window and a radiator.

### Bedroom Two

10' 6" x 6' 9" (3.20m x 2.06m)  
Providing a large single or small double, this room also has a pvc double glazed window and a radiator.

### Bathroom

8' 4" x 6' 6" (2.54m x 1.98m)  
Another attractive feature of this charming home, the very tastefully refurbished bathroom is majority tiled and fitted with a three piece white suite, comprising a bath, with a mixer tap and shower over and a glazed shower screen, a w.c. and a wash hand basin, with a mixer tap, set on a base cupboard unit. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail and wood effect Vinyl flooring.

## Second Floor

### Converted Loft Room

13' 11" less stairwell x 13' 2" (4.24m less stairwell x 4.01m)  
An extremely beneficial asset, the converted loft serves any number of purposes, including an occasional bedroom, and has a radiator and a double glazed Velux window.

## Outside

### Front

The attractive, low maintenance, enclosed forecourt is mainly paved, with a small flowerbed and wrought iron railings, mounted on top of the front boundary wall, and a matching gate. There is also an external light.

### Rear

The nice sized, partly paved, enclosed rear yard has a cold water tap and an external light.

### Directions

Proceed from our office on Church Street into Station Road. At the crossroads, go straight ahead into Wellhouse Road, continue past the entrance to the Co-op Supermarket and the Fire Station and then turn right into Wellhouse Street. East Hill Street is on the left immediately after Wellhouse Square.

### 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

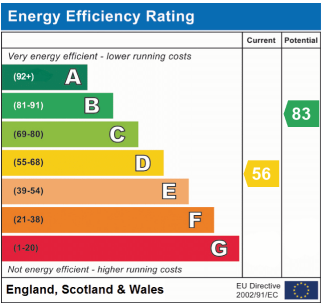
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

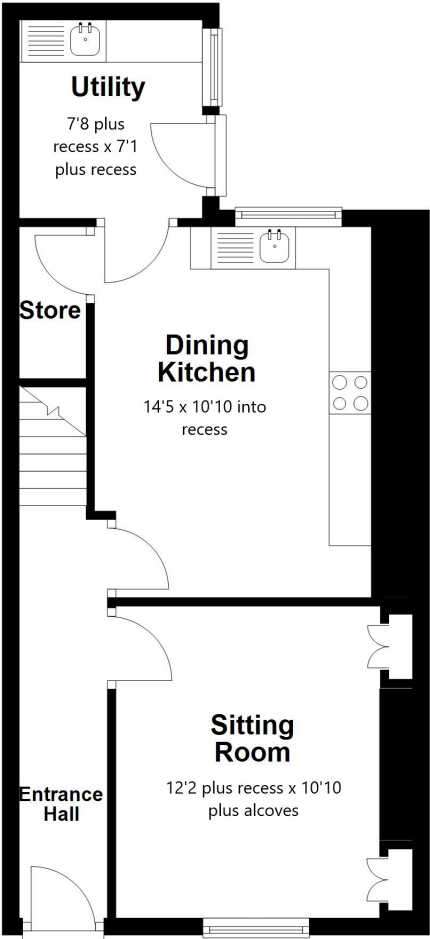
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FLOORPLAN

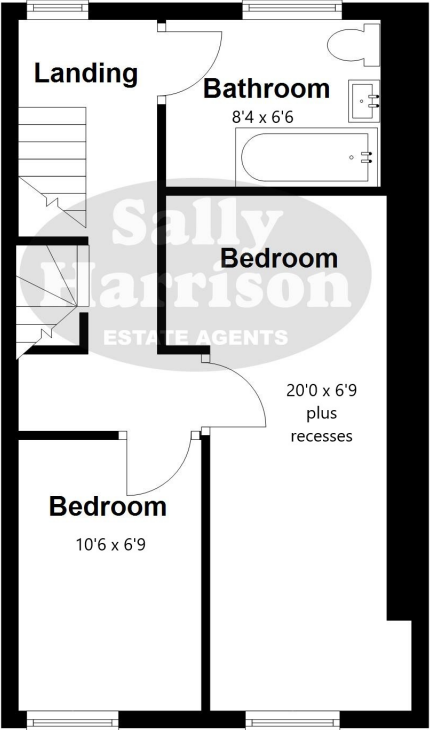
Ground Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



First Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



Second Floor

Approx. 16.9 sq. metres (182.1 sq. feet)



Total area: approx. 91.8 sq. metres (987.9 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.

