

Offers Around £269,950 Freehold



1 Gisburn Road, Barnoldswick,
Lancashire BB18 5HB



PROPERTY DESCRIPTION

This imposing stone built, bay fronted end terraced house offers extensive, versatile living space, making it particularly well suited to a growing family. A notable advantage is the large, recently constructed detached garage, together with off road parking and a sizeable enclosed garden to the rear, rarely found with this type of house. Immaculately presented throughout, this stunning home is highly recommended for internal viewing to fully appreciate the quality and space on offer. Situated in a sought after residential area of Barnoldswick, the property enjoys a superb position within easy walking distance of well regarded primary schools, a children's nursery, local parks and the shops on Gisburn Road, with the town centre also conveniently close by.

FEATURES

- Superior, Spacious End Terraced House
- Immaculately Presented Throughout
- Superb, Extremely Impressive Family Home
- Sought After Area Close to Town & Schools
- Large Garage, Parking & Sizeable Garden
- Vestibule, Hall, Spacious Lounge & Liv/Din Rm
- Stylishly Re-Fitted Kitchen inc. Appl'ces
- 4 Bedrms inc. Huge Attic – Potential for 5
- 3 Piece Bathrm with Shower over Bath
- PVC DG, GCH – Early Viewing Strongly Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Entrance door, with a window light above. Built-in shelved storage cupboards, feature panelling up to a dado rail on one wall, painted wood floor and an internal door opening into the hall.

Hall

Stairs to the first floor, radiator, pvc double glazed window and built-in cloaks cupboard, with a storage cupboard above.

Lounge

13' 0" x 12' 2" into alcoves (3.96m x 3.71m into alcoves)

A very spacious, light and airy room, which has a stained wood floor, pvc double glazed bay window, a tiled fireplace, coving to the ceiling and two radiators. There are also frosted glass sliding double doors, opening into the adjoining living/dining room.

Living/Dining Room

15' 2" x 12' 0" extending in stages to 13' 8" (4.62m x 3.66m extending in stages to 4.17m)

A second, generously proportioned reception room, which also has a stained wood floor, with pvc double glazed windows in both the side and rear elevations, allowing an abundance of natural light into the room. It also features an impressive fireplace, which is fitted with a gas stove, and has two radiators and an under-stairs storage cupboard, with an electric light.

Kitchen

13' 6" reducing to 12' 0" x 8' 10" reducing to 6' 0" (4.11m reducing to 3.91m x 2.69m reducing to 1.83m)

An other extremely alluring aspect of this exceptional family home, the stylishly furnished kitchen is fitted with modern shaker style units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric double oven/grill, an electric induction hob, with a stainless steel extractor canopy over, a built-in microwave oven, plumbing for a washing machine, space for a slimline dishwasher and houses the wall mounted gas condensing combination central heating boiler. The floor of the kitchen is tiled and it has a pvc double glazed window and an external door.

First Floor

Landing

Enclosed stairs to the second floor, built-in storage cupboard, radiator and a pvc double glazed window, with an open aspect.

Bedroom One

15' 3" x 10' 9" reducing to 7' 11" (4.65m x 3.28m reducing to 2.41m)

A good sized double room, with a pvc double glazed window and radiator.

Bedroom Two

13' 0" x 8' 5" into alcove (3.96m x 2.57m into alcove)

A second double room, featuring painted wood panelling on one wall, with a radiator and a pvc double glazed window.

Bedroom Three

9' 11" x 7' 11" reducing to 6' 5" (3.02m x 2.41m reducing to 1.96m)

Providing a large single or small double room, with a pvc double glazed window and radiator.

Bathroom

Irregular Shape - Measurements not taken.

The larger than standard bathroom is fitted with a three piece suite, comprising a bath, with a shower over and tiled splashback, a pedestal wash hand basin and a w.c. A pvc double glazed window overlooks the garden at the rear and the room also has a radiator and built-in shelved cupboard, with a further cupboard above, providing plenty of linen storage space.

Second Floor

Attic/Bedroom Four

24' 10" x 16' 7" reducing to 14' 0" plus recesses (7.57m x 5.05m reducing to 4.27m plus recesses)

The fabulous attic room provides a superb master bedroom or bed/sitting room and also has plenty of space to install an en-suite shower room, if required (subject to Building Regulation Approval). This stunning room has two pvc double glazed windows and two double glazed Velux windows, two radiators, a wash hand basin and under-eaves storage.

Outside

Front

Good sized, pebble covered forecourt.

Rear

Directly behind the house is an enclosed, flagged yard with an external electric light and power points.



Garage

23' 7" x 15' 7" (7.19m x 4.75m)

Located behind and directly opposite the house, across the back street, the large detached garage was re-built by the current owners and has an electric roller door, a personal door and electric power and light.

Garden

A particularly advantageous and extremely enticing asset of this outstanding family home, the really good sized, enclosed garden is located next to the garage, across the back street, and is mainly lawned, with a sizable patio too. There is also a substantial garden shed measuring 15' 9" x 6' 0" (4.80m x 1.83m).

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, at the T junction turn left and then go straight ahead at the mini roundabout into Gisburn Road. Go past the first short parade of shops on the left and cross the bridge by the Valley Gardens Park and the house is the first on the left.

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.

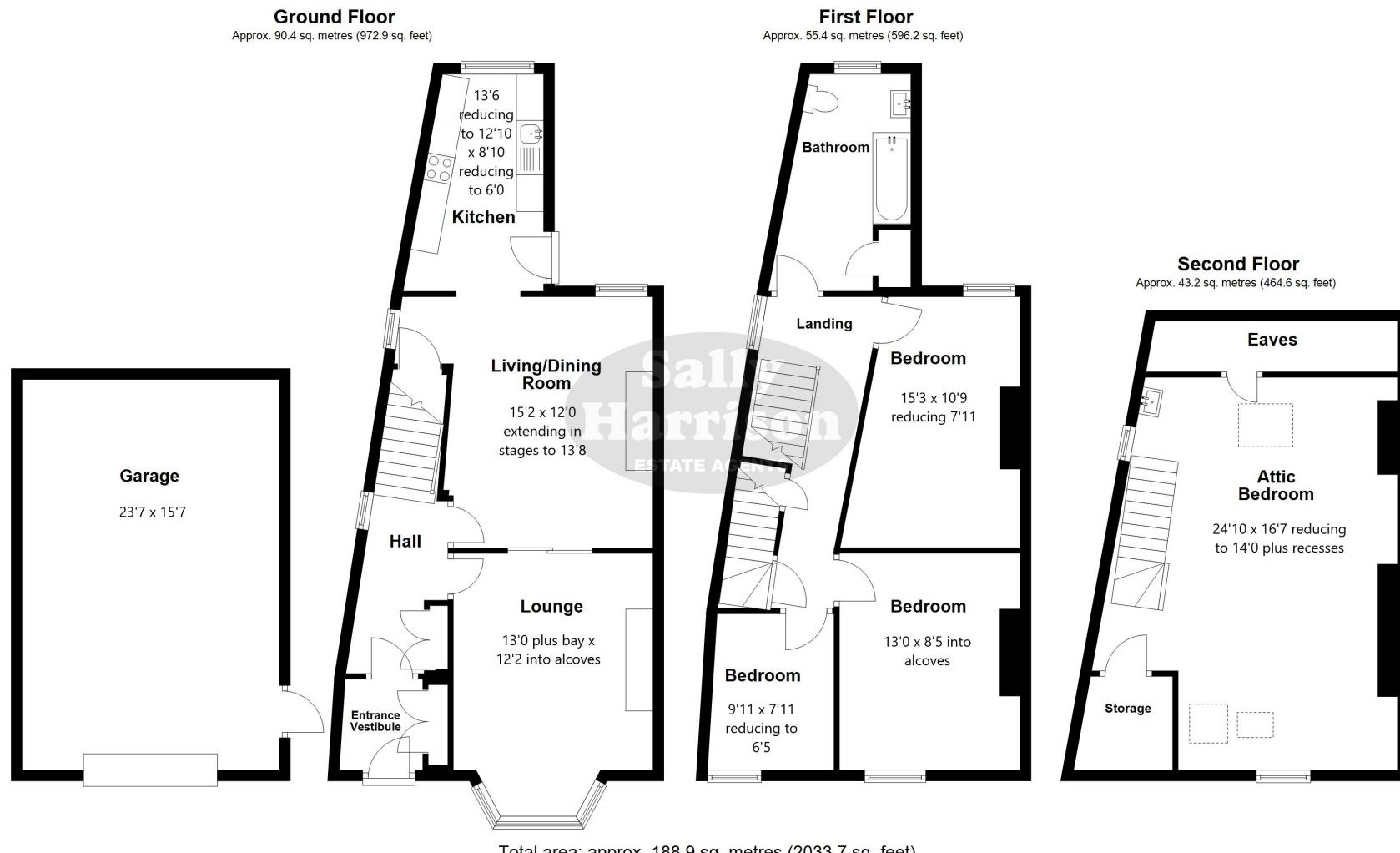
House to Sell?

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	49	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



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.