

CASH OFFERS ONLY £125,000 Freehold



4 Main Street, Kelbrook, Lancashire
BB18 6TJ



PROPERTY DESCRIPTION

CASH OFFERS ONLY – NO ONWARD CHAIN - Located in the heart of the highly sought after village of Kelbrook, this cottage style terraced house enjoys an attractive outlook from the front, with open rural views across the surrounding countryside. Early viewing is strongly recommended to appreciate the potential offered by this appealing home, which provides tidily presented, well proportioned living space and would be ideal for a speculator looking for a buy to let investment, a builder seeking a project over the winter months, or a DIY enthusiast.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises a spacious and inviting living room, featuring a stone fireplace and electric fire, and a dining kitchen, fitted with cream shaker style units, incorporating a built-in electric oven and gas hob.

On the first floor are two bedrooms, a generous double and a single. The main bedroom benefits from an open aspect and views and both have built-in wardrobes. There is a fully tiled family bathroom, fitted with a four piece white suite, and on the second floor is a fabulous loft conversion, offering a versatile additional room, suitable for a variety of uses, including an occasional third bedroom, home office or hobby space.

Externally at the rear is a paved yard/patio.



FEATURES

- Cottage Style Mid Terraced House
- Highly Sought after Village Location
- Attractive, Open Outlook & Rural Views
- Tidily Presented & Well Proportioned
- Spacious Living Rm – F'place & Elec Fire
- Fitted Dining Kitchen inc. Oven & Hob
- 2 Bedrooms with Built-in Wardrobes
- Fully Tiled 4 Piece Bathroom
- Fabulous Converted Loft Room
- PVC DG & GCH – Rear Patio





ROOM DESCRIPTIONS

Ground Floor

Entrance

Attractive composite entrance door, opening into the living room.

Living Room

14' 2" x 14' 1" plus alcoves (4.32m x 4.29m plus alcoves)

A spacious room, benefiting from a pleasant open aspect/views, which has a stone fireplace, fitted with an electric fire, a pvc double glazed window, radiator and wall light points.

Dining Kitchen

14' 0" x 10' 1" plus recesses (4.27m x 3.07m plus recesses)

Fitted with cream shaker style units, laminate worktops and a one and a half bowl sink, with a mixer tap, the kitchen also has a built-in electric oven, a gas hob and plumbing for a washing machine. The gas condensing combination boiler is concealed in a wall cupboard and there is a pvc double glazed window, radiator, under-stairs storage cupboard, built-in glazed display cupboard and a glazed external door.

First Floor

Landing

Enclosed stairs to the second floor.

Bedroom One

14' 1" x 11' 9" (4.29m x 3.58m)

This good sized double room enjoys rural views and has a stained wood floor, a pvc double glazed window, radiator and under-stairs cupboard/wardrobe.

Bedroom Two

10' 1" x 7' 4" (3.07m x 2.24m)

A single room, with a pvc double glazed window, radiator and large built-in wardrobe, with fitted shelves.

Bathroom

7' 4" x 6' 5" (2.24m x 1.96m)

Fully tiled and fitted with a four piece white suite, comprising a bath, a separate shower cubicle, with an electric shower, a pedestal wash hand basin and a w.c., the bathroom also has a pvc double glazed, frosted glass window and a radiator.

Second Floor

Converted Loft Room

14' 1" less stairwell x 13' 1" with restricted headroom (4.29m less stairwell x 3.99m with restricted headroom)

A particularly advantageous attribute, the converted loft is a very versatile room, which could serve many purposes including an occasional third bedroom, and has a double glazed Velux window,

radiator and under-eaves storage.

Outside

Rear

Paved patio/yard.

Directions

Proceed into Kelbrook from Barnoldswick, via Salterforth and take the first exit off the large roundabout at the end of Kelbrook Road into Colne Road, following the signs for Earby. Take the first right turning off Colne Road into Main Street and the house at the bottom of Main Street 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.

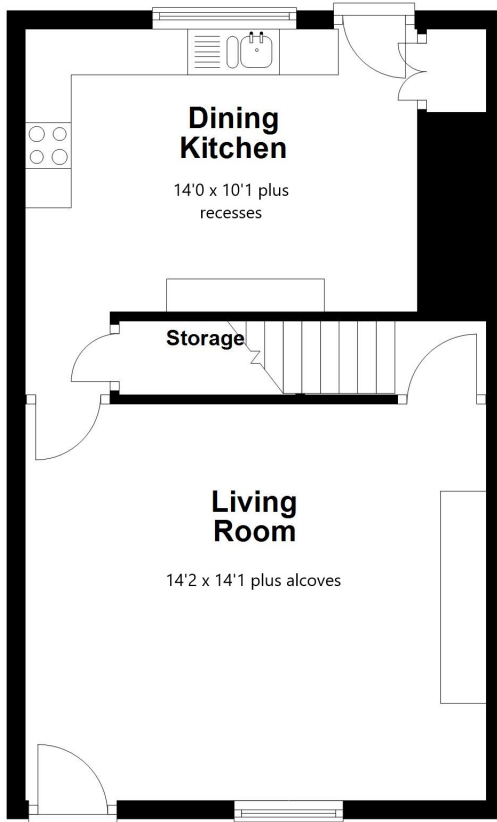
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	63	72
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

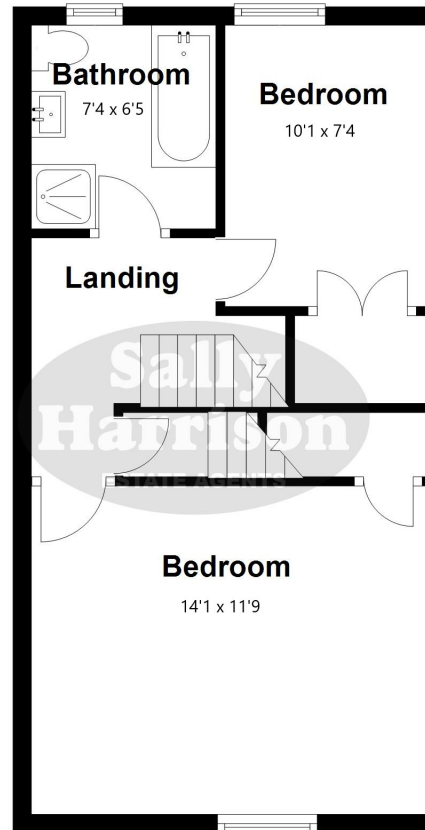
Ground Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



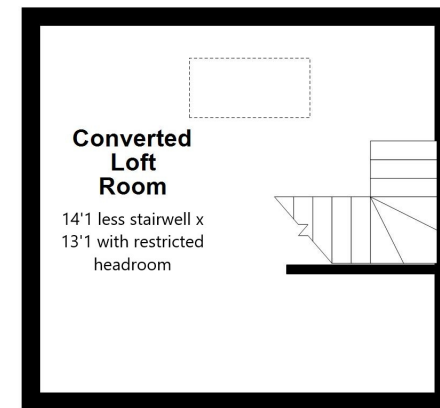
First Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Second Floor

Approx. 17.2 sq. metres (185.0 sq. feet)



Total area: approx. 96.1 sq. metres (1033.9 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.