

**Sally
Harrison**
ESTATE AGENTS

Offers Around £85,000 Freehold



4 Edmondson Street, Barnoldswick,
Lancashire BB18 5EY



PROPERTY DESCRIPTION

Located in a popular residential area of Barnoldswick, close to a good variety of amenities, including the parade of shops on Gisburn Road, Bright Futures Day Nursery, St Joseph's Primary School, Victory Park and a bus route, this stone built, mid terraced house offers nicely proportioned family living space, but does require general improvement and modernisation, allowance for which is reflected in the asking price.

Offering lots of potential and scope and ideal for buyers looking for a renovation project and/or a rental investment, the property has majority pvc double glazing and the accommodation briefly comprises an entrance vestibule, a sitting room, with a tiled fireplace and fitted gas fire (the fire fitted is not in use), a small inner hall, with stairs leading to the first floor, and a spacious living/dining room, featuring a fireplace, fitted with a gas fire, and an original pine wall cupboard, with drawers below, built into one chimney breast alcove. The kitchen has fitted units, a single drainer sink and a gas cooker point.

On the first floor are two decent double bedrooms and a three-piece bathroom, fitted with a white suite. On the second floor is a good-sized attic room, which, once refurbished, will provide an excellent third double bedroom. The property has an enclosed yard to the rear with outbuildings.

FEATURES

- Decent Sized, Stone Built Terraced House
- Popular Loc – Close to Various Amenities
- Requires Improvement & Modernisation
- Plenty of Potential & Scope
- Has the Makings of a Lovely Family Home
- Vestibule & Sitting Rm - Gas Point for Fire
- Living/Dining Rm with Gas Fire & Kitchen
- 3 Double Bedrooms inc. Attic Room
- 3 Pc Bathrm – Majority PVC Dble Glazing
- Enclosed Rear Yard with Outbuildings





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed entrance door, with a pvc double glazed window light above. Part glazed, frosted glass internal door, set in a matching surround, which leads into the sitting room.

Sitting Room

12' 7" plus alcoves x 11' 0" (3.84m plus alcoves x 3.35m)
This room has a pvc double glazed window and a tiled fireplace, with a fitted with a gas fire (fire not in working order).

Small Inner Hall

Wall mounted coat hooks and stairs to the first floor.

Living/Dining Room

12' 2" plus alcoves x 11' 3" plus recesses (3.71m plus alcoves x 3.43m plus recesses)
This nice sized second reception room also has a fireplace, with a fitted gas fire, and an original built-in storage cupboard, with drawers below, built into one of the chimney breast alcoves. It also has a window, telephone point and an under-stairs storage cupboard/pantry which has electric power and light.

Kitchen

7' 2" plus recess x 5' 1" (2.18m plus recess x 1.55m)
Fitted wall unit, sink unit, gas cooker point, frosted glass window and a pvc double glazed, frosted glass external door.

First Floor

Landing

Built-in cupboard, which houses the electric hot water cylinder and cold water tank. Enclosed stairs leading to the second floor.

Bedroom One

13' 10" into alcoves x 11' 0" (4.22m into alcoves x 3.35m)
This spacious double room has a pvc double glazed window.

Bedroom Two

9' 3" x 9' 0" (2.82m x 2.74m)
A second double room, with a pvc double glazed window.

Bathroom

Half tiled and fitted with a three piece white suite, comprising a bath, a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window.

Second Floor

Attic Room

12' 8" plus recess x 11' 2" (3.86m plus recess x 3.40m)



Once refurbished, the attic will provide a third double bedroom and has a 'skylight' window and access to under the eaves on both sides of the room.

Outside

Rear

Enclosed yard. with outbuildings.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left and continue on to the T junction. Turn left and then go straight ahead at the mini roundabout into Gisburn Road. Go past the first short row of shops on the left and then opposite the second parade of shops on the left take the right turning into Edmondson 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

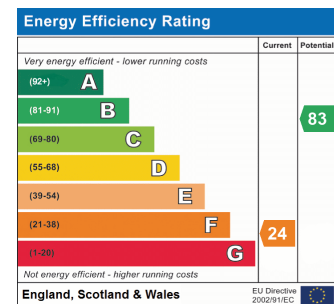
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

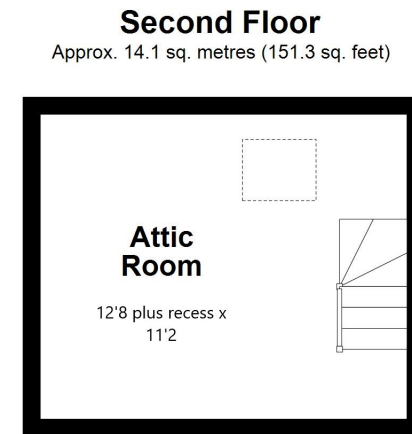
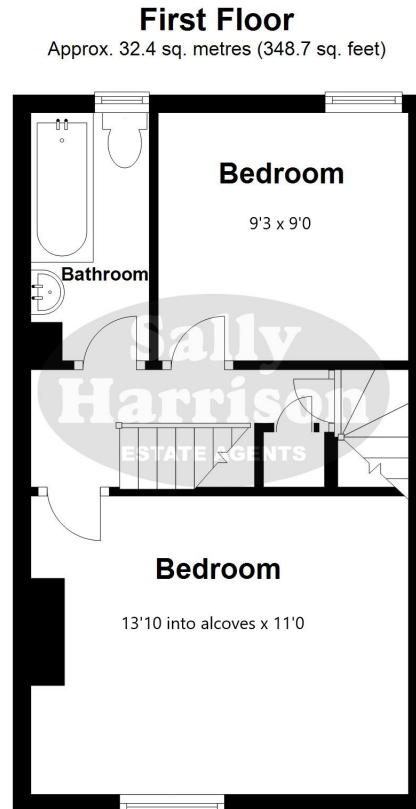
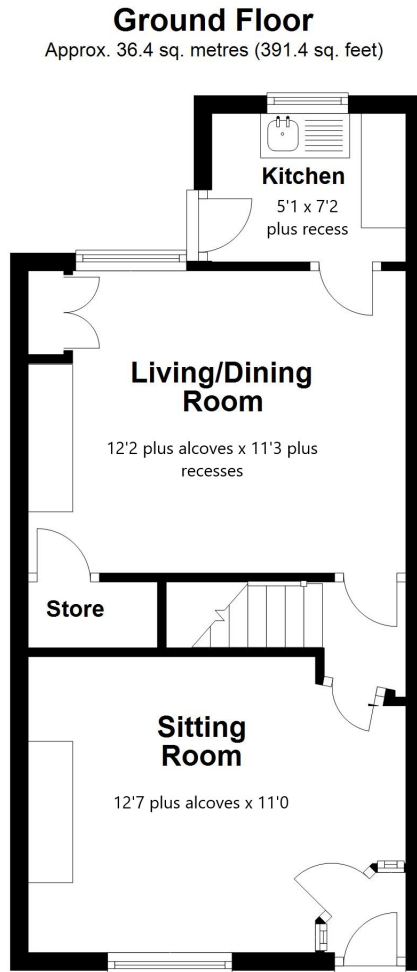
House to Sell?

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

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FLOORPLAN



Total area: approx. 82.8 sq. metres (891.4 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 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.

