

**Sally  
Harrison**  
ESTATE AGENTS

Offers Around £119,950 Freehold



**34 Rook Street, Barnoldswick, Lancashire  
BB18 5DZ**





## PROPERTY DESCRIPTION

Conveniently located within walking distance of the town centre shops, cafes and other amenities, this stone built garden fronted terraced house is situated in a popular residential area and offers great potential to create an excellent family home. Requiring a degree of modernising and updating, this well proportioned home has the advantage of a good size extended kitchen, which incorporates a ground floor w.c. and has the benefit of gas central heating and partial pvc double glazing.

The accommodation briefly comprises an entrance hall and a spacious through living room and dining room, with a wall mounted gas fire in the living room. A door from this room gives access to the stairs to the useful cellar, which provides great storage space, the large kitchen has fitted units, there is a small store room at the end of the kitchen, which in turn gives access to the ground floor w.c. There are three first floor bedrooms and a bathroom, fitted with a three piece suite. Small enclosed yard to the rear. NO CHAIN INVOLVED.

## FEATURES

- Stone Built, Garden Fronted Mid Terr
- Handy for Access to Shops & Amenities
- Well Proportioned Living Space
- Requires Updating & Modernising
- Ent Hall & Thro' Living & Dining Room
- Large Extended Kitchen with Ftd Units
- Small Store Room & Ground Floor WC
- 3 FF Bedrooms & 3 Pc Bathroom
- Gas CH & Partial PVC Double Glazing
- Enclosed Yard – No Chain Involved





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

PVC entrance door, with a window light above. Stairs to the first floor and a radiator.

#### Through Living Room & Dining Room

#### Living Room

14' 11" x 12' 3" into alcoves (4.55m x 3.73m into alcoves)

This spacious room has a wall mounted gas fire, a window and radiator. A door from this room gives access to the cellar and there is a large feature archway between this room and the dining room.

#### Dining Room

12' 2" x 10' 1" (3.71m x 3.07m)

Also a good size, the dining room has fitted base cupboards built into the arched chimney breast alcoves, with display shelving above, a radiator and window.

#### Extended Kitchen

13' 8" x 7' 10" (4.17m x 2.39m)

A particularly impressive asset, the large, extended kitchen has fitted units, worktops, with tiled splashbacks, a single drainer sink, an electric cooker point and plumbing for a washing machine. The wall mounted gas central heating boiler is housed in the kitchen and there is also a radiator, window and an extractor fan.

#### Rear Entrance Hallway

Fitted shelves and an external door.

#### Ground Floor W.C

Fitted a two piece white suite, comprising a pedestal wash hand basin, with a tiled splashback, and a w.c. Extractor fan.

#### Cellar

10' 8" x 10' 1" (3.25m x 3.07m)

Providing excellent storage space and/or workshop area, the cellar has electric power and light.

### First Floor

#### Landing

Spindled balustrade, window and a built-in storage/airing cupboard, which houses the hot and cold water tanks and has fitted selves.

#### Bedroom One

13' 8" x 7' 10" plus alcove (4.17m x 2.39m plus alcove)

This double room has a pvc double glazed window and a radiator.

#### Bedroom Two

9' 8" into recess x 7' 10" (2.95m into recess x 2.39m)

This good sized single room has a pvc double glazed window and a radiator.

#### Bedroom Three

10' 2" x 5' 8" (3.10m x 1.73m)

Another single room, with a window and a radiator.

#### Bathroom

Fitted with a three piece suite, comprising a bath, a pedestal wash hand basin and a w.c. Extractor fan and a radiator.

### Outside

#### Front

Garden forecourt.

#### Rear

Small, enclosed yard.

### Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and then go straight ahead at the traffic lights by the Police Station into Essex Street. Take the third left turning into Rook Street, and the house is 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

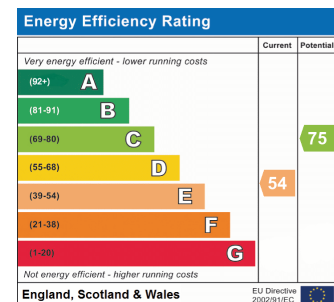
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

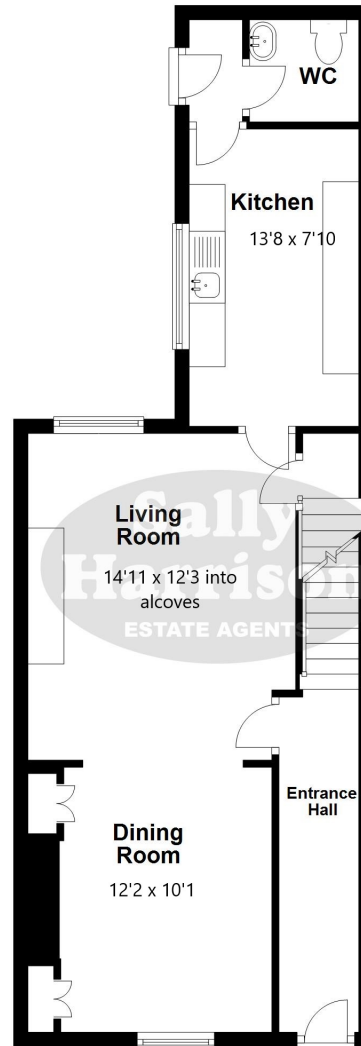
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# FLOORPLAN

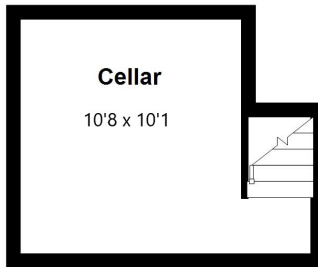
## Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



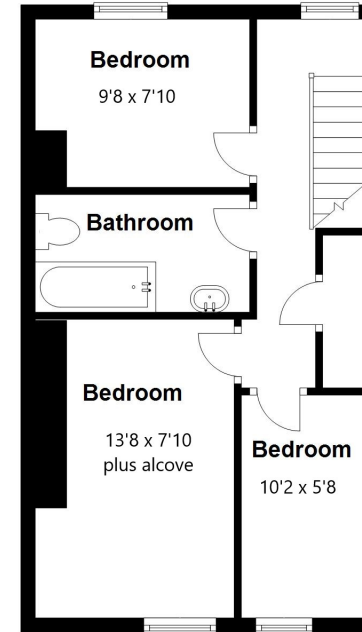
## Basement

Approx. 11.8 sq. metres (127.4 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.5 sq. feet)



Total area: approx. 102.3 sq. metres (1100.8 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.

