



7 Hartington Street, Winewall, Lancashire
BB8 8DB



PROPERTY DESCRIPTION

Located in the highly desirable village of Winewall, tucked away in a traffic free position with a pleasant open aspect from both the front and rear, this generously proportioned mid terraced house provides an excellent family home and is an absolute must for an internal viewing. Having the advantage of a delightful garden/patio at the front, this surprisingly spacious abode is within close proximity to Ball Grove Park, where there is a fishing lake and café, and is perfectly situated for buyers looking to be close to beautiful open countryside, with Wycoller Country Park also being close by too. Providing well presented living space, this impressive dwelling would be ideal for a wide range of prospective buyers, in particular buyers with a growing family.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall, a fabulous lounge featuring a superb cast iron fireplace fitted with a multi fuel stove and double doors opening into the good sized dining room, which has a marble fireplace and living flame gas fire and a door giving access to the cellar, which provides excellent storage space. French doors from the dining room open into the extended kitchen, another beneficial attribute of this outstanding home, which is extensively fitted with a range of units, incorporating a Rangemaster cooker and matching extractor canopy over. There are two large double bedrooms on the first floor, both with fitted furniture, a bathroom, attractively furnished with a modern four piece white suite, and on the second floor is a huge attic room, which provides a fantastic third bedroom, which also has built-in wardrobes.

FEATURES

- Deceptively Spacious Mid Terr House
- Highly Desirable Village Location
- Traffic Free Position with Pleasant Aspect
- Excellent Family Accommodation
- Ent Hall & Impressive Lounge
- Good Sized Dining Room & Cellar
- Ext'ndd Ftd Kitchen with Range Cooker
- 3 Large Double Beds inc. Huge Attic
- Attractive 4 Pc White Bathroom
- Delightful Garden/Patio to Front
- PVC Double Glazing & Gas CH
- Viewing Essential to Fully Appreciate





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

PVC entrance door, with a pvc double glazed window light above. Stairs to the first floor, radiator and coved ceiling.

Lounge

17' 4" x 15' 2" plus recesses (5.28m x 4.62m plus recesses)

This extremely generously proportioned, impressive family room boasts a fabulous, original cast iron fireplace, with a matching fender, fitted with a multi-fuel stove, and has a pvc double glazed window, radiator, wall light points, television point and coved ceiling. There are also double doors, with stained glass internal feature windows on either side, opening into the dining room.

Dining Room

15' 9" plus recesses x 11' 2" (4.80m plus recesses x 3.40m)

Also a really good size, this second reception room has a marble fireplace, set into the chimney breast and fitted with a living flame gas fire, a radiator, an internal window, obtaining borrowed light from the kitchen, with display shelves below, coved ceiling and dark wood finish, pvc double glazed French doors, which open into the kitchen. There is also a door giving access to the cellar.

Cellar

8' 5" x 8' 4" (2.57m x 2.54m)

The cellar provides excellent storage space and has electric power and light, fitted shelves and houses the gas combination central heating boiler. There is a pvc external door leading out to the rear.

Extended Kitchen

19' 2" x 8' 2" (5.84m x 2.49m)

Another outstanding and enticing aspect of this exceptional family home, the superb kitchen enjoys the pleasant open aspect/views from the rear and is fitted with an extensive range of modern units and drawers, worktops, with co-ordinating splashbacks, and a single drainer sink, with a mixer tap. It also has a built in Rangemaster cooker, with a matching Rangemaster extractor hood over and splashback behind the cooker area, plumbing and space for an American style fridge/freezer and plumbing for a washing machine and dishwasher. There are two double glazed Velux roof windows and two pvc double glazed windows, allowing plenty of natural light into the kitchen, a pvc double glazed external door, television point and wall mounted display shelving.

First Floor

Landing

PVC double glazed window, with a lovely outlook/views, exposed stonework, spindled balustrade and enclosed stairs to the second floor.

Bedroom One

15' 3" x 11' 3" to wardrobe fronts (4.65m x 3.43m to wardrobe fronts)

A spacious double room, which takes full advantage of the views from the rear and has built-in wardrobes, extending the full length of one wall, a pvc double glazed window and radiator.

Bedroom Two

11' 0" x 10' 3" extending to 13' 6" into recess (3.35m x 3.12m extending to 4.11m into recess)

This second good sized double room has an extensive range of modern fitted furniture, including wardrobes, shelved cupboards and bedside drawer cabinets. This room also benefits from a lovely open aspect and has a pvc double glazed window, radiator and television point.

Bathroom

7' 11" x 7' 1" (2.41m x 2.16m)

The stylishly furnished bathroom is fitted with an attractive four piece white suite, comprising a double ended bath, with a central mixer tap, and a separate shower cubicle. There is also a wash hand basin, with a mixer tap, and a w.c., both built into wood finish cabinets, with a cupboard below the basin and a vanity mirror above. The walls and ceiling of the bathroom have been lined with low maintenance 'wet wall' style panelling and there is also a chrome finish radiator/heated towel rail, downlights recessed into the pvc lined ceiling, a pvc double glazed, frosted glass window and an additional fitted base cupboard, matching the units around the basin and w.c.



Second Floor

Attic/Bedroom Three

19' 1" x 15' 5" plus recess with restricted head room (5.82m x 4.70m plus recess with restricted head room)

Another large double bedroom, the fantastic, huge attic has a range of built-in wardrobes, with access from one of them into under the eaves. Spindled balustrade, radiator and double glazed Velux window, access to the roof space and wall light points.

Outside

Front

The delightful, good sized forecourt is partly block paved and this area is surrounded by a low stone wall. There is a further area, laid with Indian stone flags, a small raised garden and a cold water tap. The enclosed forecourt is accessed through splendid wrought iron gates, with matching fencing on top of the wall.

Rear

Steps lead down to the back street, there is space for wheelie bins and an external light and cold water tap.

Directions

From Colne town centre, proceed along the A6068 along Keighley Road towards Trawden and Laneshawbridge. Carry on to the roundabout and take the third exit off, continuing on the A6068, Keighley Road. Then take the first right turning onto the B625/Cottontree Lane, go down the hill and continue to where the road forks by the Chinese Takeaway. Turn left by the Takeway into Winewall Road, go over the bridge, past The Cottontree Pub into Rosley Street and Hartington Street is second on the right off Rosley 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 fittings 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?

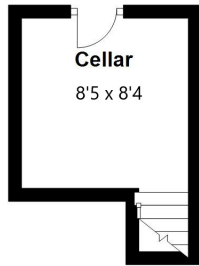
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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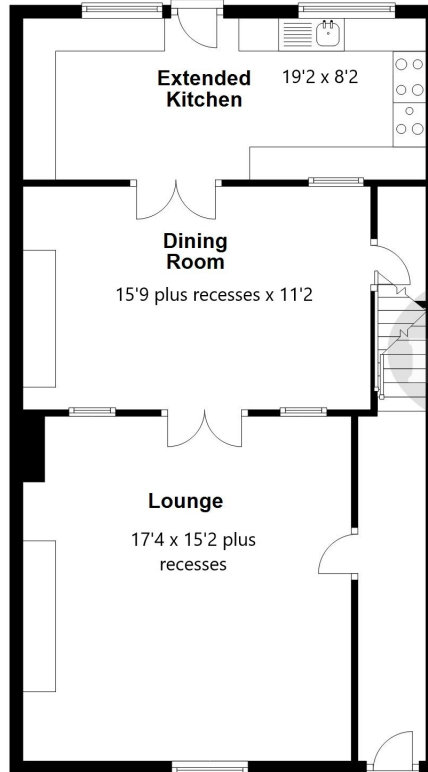
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

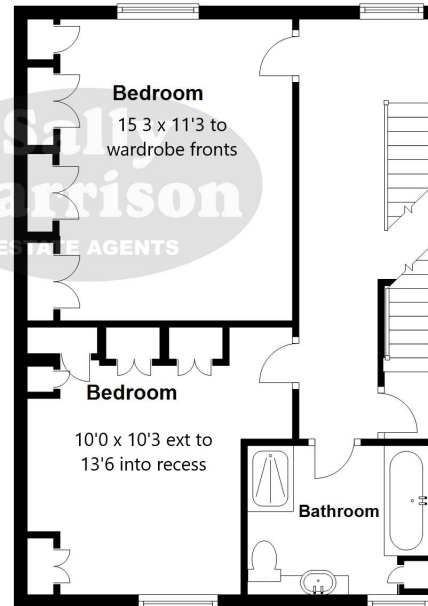
Basement
Approx. 7.3 sq. metres (78.6 sq. feet)



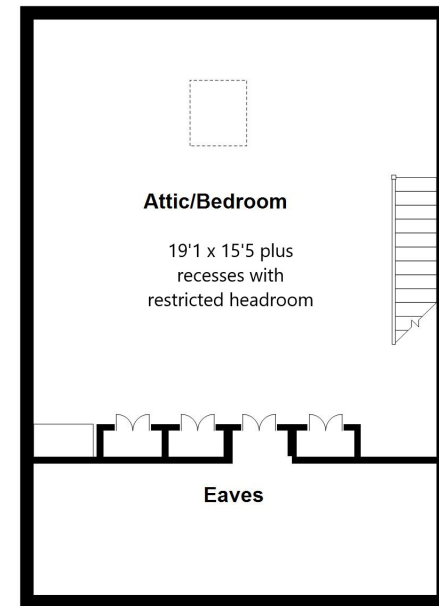
Ground Floor
Approx. 68.8 sq. metres (741.1 sq. feet)



First Floor
Approx. 53.8 sq. metres (579.5 sq. feet)



Second Floor
Approx. 53.8 sq. metres (579.5 sq. feet)



Total area: approx. 183.8 sq. metres (1978.7 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.

