



32 Waterloo Road, Kelbrook, Lancashire

BB18 6TZ



## PROPERTY DESCRIPTION

Early viewing is strongly recommended on this charming abode, which is an end house in a short row of three, situated in the highly desirable village of Kelbrook. Having the advantage of a pleasant open aspect/views from the first floor at both the front and rear and a lovely patio/garden, this nicely proportioned home is tidily presented and would suit a wide range of prospective buyers.

Benefiting from pvc double glazing and central heating, run by a gas condensing combination boiler which was newly installed in January 2024, the accommodation briefly comprises a good size sitting room, with a stained wood fireplace, fitted with a living flame gas fire and a dining kitchen, which has wood finish units and windows in the front and side elevation, allowing plenty of natural light into the room. There are two double bedrooms, both enjoying the lovely rural views, and a bathroom, fitted with a three piece white suite, with an electric shower over the bath.

There is a gravel covered forecourt and a delightful, split level paved patio at the rear with a timber shed and a small bridge leads to a further area of garden. There is a double width off road parking area between this house and number 30 Waterloo Road and we understand that the owners/occupiers of these properties, along with the owners/occupiers of numbers 28 and 26 Waterloo Road, share the use of this land (formerly the site of outbuildings belonging to the houses) on a first come first served basis. NO CHAIN INVOLVED.

## FEATURES

- Appealing End Terr in Row of 3
- Lovely Outlook/Views from FF
- Highly Desirable Village Location
- Tidily Presented & Nicely Proportioned
- Sitting Rm with F'place & Gas Fire
- Light & Airy Ftd Dining Kitchen
- 2 Dble Bedrooms with Rural Aspect
- 3 Pc Bathrm - Shower over Bath
- Delightful Patio/Garden to Rear
- PVC DG & GCH - New Boiler 2024
- Early Viewing Strongly Recommended
- Ideal for FTB's - No Chain Involved





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

PVC double glazed entrance door, with a pvc double glazed window light above, opening into the living room.

#### Living Room

13' 9" into alcoves x 11' 8" (4.19m into alcoves x 3.56m)

A good size, the living room has a stained wood fireplace surround, with a period style cast iron and tiled inset, fitted with a living flame gas fire. PVC double glazed window and a radiator.

#### Dining Kitchen

10' 9" plus recess x 10' 8" (3.28m plus recess x 3.25m)

Allowing ample space for a dining table, the kitchen is fitted with wood finish units, laminate worktops with tiled splashbacks and a one and a half bowl sink, with a mixer tap. It also has an electric cooker point, plumbing for a washing machine, pvc double glazed windows in both the rear and side elevations, a radiator and a partially open staircase, with an under-stairs storage cupboard, housing the gas condensing combination central heating boiler, which was newly installed in January 2024. The kitchen is laid with laminate flooring and has a pvc double glazed, frosted glass external door leading out to the rear garden.

### First Floor

#### Landing

Access to the loft space.

#### Bedroom One

10' 9" x 10' 7" into the bed recess (3.28m x 3.23m into the bed recess)

Enjoying the lovely open aspect/views from the rear, this double room has a pvc double glazed window, a built-in wardrobe, two built-in shelved cupboards and a radiator.

#### Bedroom Two

11' 8" x 9' 1" into alcoves (3.56m x 2.77m into alcoves)

Having the benefit of rural views from the front, this second double room has a pvc double glazed window and a radiator.

#### Bathroom

Fitted with a three piece white suite, comprising a bath, with an electric shower over, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window and a radiator.

### Outside

#### Front

Gravel covered forecourt.



### Side

There is a double width off road parking area between numbers 30 and 32 Waterloo Road and we understand that the owners/occupiers of those properties, along with the owners/occupiers of numbers 28 and 26, share the use of this land (formerly the site of outbuildings belonging to the cottages) on a first come first served basis.

### Rear

Split level paved patio directly to the rear with a small bridge leading to a further area of garden. There is also a timber shed and external light.

### Directions

Proceed out of Barnoldswick along Kelbrook Road, past the Sports Centre and West Craven High School, straight through the crossroads in Salterforth to the large roundabout at the end of Kelbrook Road. Take the first exit off the roundabout into Colne Road, then turn first right into Main Street and take the first sharp right turning into Waterloo Road.

### 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

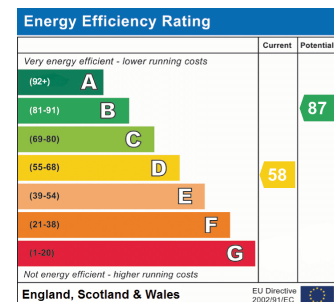
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their 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. 29.6 sq. metres (318.1 sq. feet)



**Dining  
Kitchen**

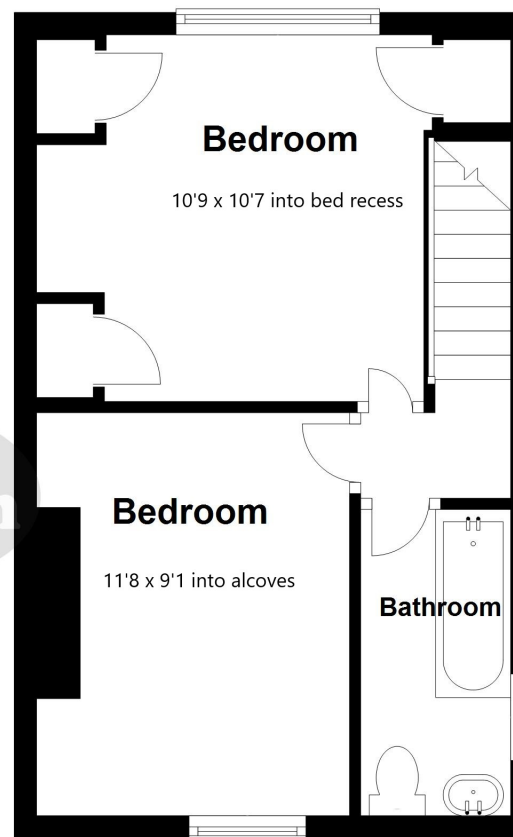
10'9 plus recess x 10'8

**Living  
Room**

13'9 into alcoves x 11'8

## First Floor

Approx. 29.6 sq. metres (318.1 sq. feet)



**Bedroom**

10'9 x 10'7 into bed recess

**Bedroom**

11'8 x 9'1 into alcoves

**Bathroom**

**Sally  
Harrison**  
ESTATE AGENTS

**Total area: approx. 59.1 sq. metres (636.2 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.

