





PROPERTY DESCRIPTION

Situated in a sought after residential area, this stone built, bay fronted terraced house requires renovation and refurbishment and offers lots of potential and scope to provide a very appealing home. Ideal as a project for a builder or a DIY enthusiast, this garden fronted abode provides generously proportioned living space and has the makings of a really excellent family dwelling. Well positioned, the house is not directly overlooked to the front and is within easy walking distance of Schools, Valley Gardens Park, a Parade of Shops and also convenient for public transport.

Benefiting from partial pvc double glazing, the accommodation briefly comprises an entrance vestibule and hall, a good sized lounge with a bay window, a spacious living/dining room, with a stained wood fireplace fitted with a gas fire, and a large kitchen, allowing ample room for a dining table. There are two double bedrooms on the first floor and a bathroom, with a three piece white suite. The very generously proportioned attic room on the second floor, like the rest of the property, needs considerable improvement, but would provide a fantastic third double bedroom.

To the rear is an enclosed paved yard with an outbuilding and there is a detached garage, which is situated on the Dam Head rented site, which is close by, off Gisburn Road. NO CHAIN INVOLVED.

FEATURES

- Bay/Garden Fronted Terraced House
- Requires Renovation & Refurbishment
- Lots of Potential & Scope
- Ideal Project for a Builder/DIY Enthusiast
- Sought After Residential Area
- Vestibule, Hall & Lounge with Bay Window
- Living/Dining Room & Large Kitchen
- 2 Double Bedrooms & 3 Pc Bathroom
- Spacious Attic Room & Partial PVC DG
- R/Yard & Garage on Nearby Rented Site





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a window light above. Frosted glass internal door opening into the hall.

Hall

Stairs to the first floor.

Lounge

15' 4" into bay x 10' 5" into alcoves (4.67m into bay x 3.17m into alcoves) This spacious room has a large pvc double glazed bay window, coved ceiling and a fireplace, with a marble inset and hearth.

Living/Dining Room

14' 6" x 14' 3" (4.42m x 4.34m)

A generously proportioned second reception room, which has a stained wood fireplace, with a marble inset and hearth and fitted gas fire, a pvc double glazed window and under-stairs storage cupboard/half cellar, which has an electric light and fitted shelves.

Dining Kitchen

17' 8" x 7' 4" (5.38m x 2.24m)

The large kitchen allows ample room to accommodate a table and has a single drainer sink, a gas cooker point, two windows, wall units, a wall mounted gas multi-point water heater and an external door leading out to the rear yard.

First Floor

Landing

Enclosed stairs to the second floor.

Bedroom One

13' 1" plus alcove x 12' 10" (3.99m plus alcove x 3.91m)

A good sized double room, with a pvc double glazed window, from which there is an open outlook/views, and a built-in storage cupboard.

Bedroom Two

9' 4" x 9' 3" (2.84m x 2.82m)

This second double room has a window.

Bathroom

Fitted with a three piece white suite, comprising a cast iron bath, a pedestal wash hand basin and a w.c. Frosted glass window.

Second Floor

Attic/Bedroom 3

12' 8" x 10' 3" plus eaves, less central stairwell (3.86m x 3.12m plus eaves, less central stairwell) The large attic has a double glazed Velux window and offers the potential, once renovated, to be a fantastic third double bedroom.

Outside

Front

Garden forecourt.

Rear

Enclosed, paved yard with an outbuilding, in which is a w.c.

Garage

Included with the property is a timber garage, located on a rented site that is owned by the Borough of Pendle, on Dam Head Road. The current annual rent for the site for 2024 is £132.00.

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. The house is on the right, opposite the parade of shops 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.

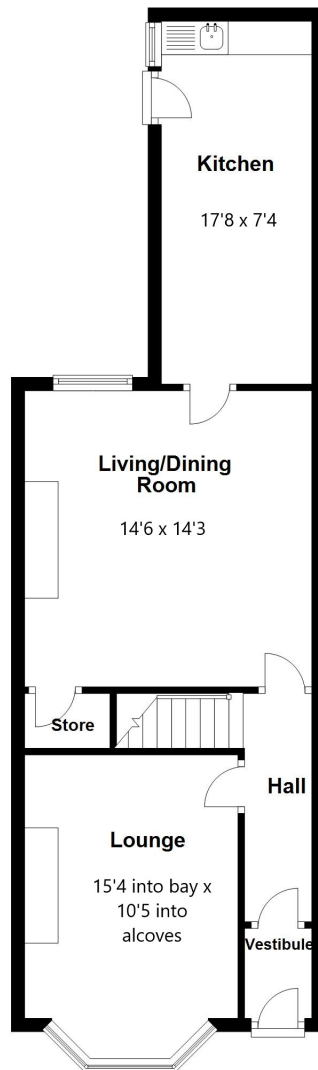
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FLOORPLAN

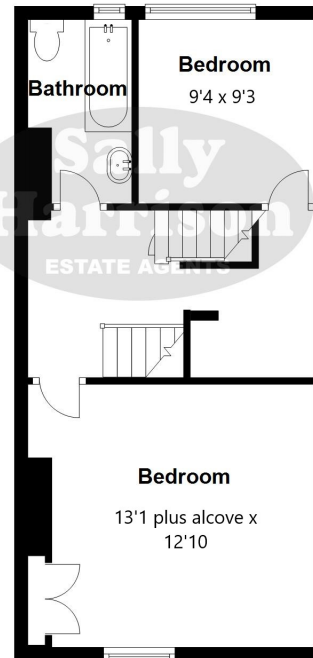
Ground Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



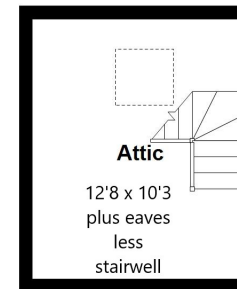
First Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



Second Floor

Approx. 12.2 sq. metres (130.9 sq. feet)



Total area: approx. 105.2 sq. metres (1132.6 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.