







## PROPERTY DESCRIPTION

Located in a highly desirable area, off Moorgate Road, this appealing semi-detached house is situated in a small cul-de-sac towards the outskirts of town, close to the beautiful open countryside, yet still within relatively easy reach of the town centre shops, cafés and other amenities. Having the advantage of a delightful conservatory at the rear, this well presented, tastefully furnished home provides nicely proportioned living space, would be suitable for a wide range of prospective buyers and early viewing is strongly recommended.

Complemented by gas central heating and pvc double glazing, the accommodation briefly comprises an entrance hall with an open return staircase, a good sized and very pleasant through lounge and dining room, featuring a lovely marble fireplace and living flame gas fire in the lounge and sliding patio doors opening into the delightful conservatory in the dining area. The kitchen is attractively fitted with wood fronted shaker style units and built-in Bosch appliances, namely an electric oven, a microwave oven, a gas hob with a stainless steel extractor canopy over and an integral slimline dishwasher. There are three first floor bedrooms, one of which has a large freestanding wardrobe and a shower room, which is fully tiled and has recently and stylishly been re-fitted with a three piece white suite.

The tarmac covered driveway provides tandem off road parking for 3 cars, there is a detached garage, which has electric power and light and a charming pebble covered front garden. To the rear is an enclosed well maintained garden, which incorporates a flagged patio, a lawn and a decked patio. Directly to the rear of the garage is a very useful potting shed. NO CHAIN INVOLVED.

## FEATURES

- Appealing, Well Pres'd S/Det House
- Attractively & Tastefully Furnished
- Located in Small Cul-de-Sac Position
- Highly Desirable Residential Area
- Hall & Through Lounge & Dining Rm
- Delightful Conservatory to Rear
- Attractive Ftd Kitchen inc. Appliances
- 3 FF Beds - 1 Large Freestanding W'robe
- Stylish, Fully Tiled Shower Room
- Det. Garage & Tandem Off Rd Parking
- Well Maintained Gardens F & R
- PVC DG & GCH - Viewing Rec - No Chain







## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

PVC double glazed, frosted glass entrance door with a pvc double glazed window panel to one side. Open staircase to the first floor with an under-stairs storage cupboard, wood finish laminate flooring, radiator and telephone point.

#### Through Lounge & Dining Room

22' 6" x 10' 10" reducing to 9' 3" in the dining area (6.86m x 3.30m reducing to 2.82m in the dining area)

This spacious, light and airy room has a pvc double glazed bow window at the front and features an attractive carved marble fireplace, fitted with a living flame gas fire. There are also two radiators, wall light points and a pvc double glazed sliding patio door in the dining area, which opens into the conservatory.

#### Conservatory

9' 4" x 8' 7" (2.84m x 2.62m)

A particularly beneficial and appealing addition to this alluring abode, the conservatory has pvc double glazed windows, incorporating pull-down blinds, electric power and light, wood finish laminate flooring and pvc double glazed French doors opening into the patio and garden at the rear.

#### Kitchen

8' 8" plus recess x 7' 0" plus recess (2.64m plus recess x 2.13m plus recess)

Attractively furnished, the kitchen is fitted with modern light wood fronted shaker style units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has built-in appliances, namely an electric oven, a microwave oven, a gas hob, with a stainless steel extractor canopy over, and an integral slimline dishwasher. The kitchen is fitted with good quality Karndean flooring, has a pvc double glazed window, pvc double glazed, frosted glass external door and the gas combination central heating boiler is concealed in a cupboard matching the units.

### First Floor

#### Landing

PVC double glazed window and access to the loft space.

#### Bedroom One

11' 5" x 10' 10" (3.48m x 3.30m)

This good sized double room has a pvc double glazed window, radiator and a large freestanding wardrobe unit, which extends almost the full length of one wall.

#### Bedroom Two

11' 3" x 9' 2" (3.43m x 2.79m)

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

#### Bedroom Three

7' 7" x 7' 2" (2.31m x 2.18m)

A single room, with a radiator and pvc double glazed window.

#### Shower Room

Fully tiled, including a tiled floor, and recently very stylishly re-furnished to a high specification, the shower room is fitted with a superior quality three piece white suite, comprising a larger than standard shower cubicle, a w.c. and a wash hand basin, with a cabinet below and vanity mirror above. Radiator/heated towel rail, pvc double glazed, frosted glass window, tiled floor, built-in storage cupboards, an extractor fan and downlights recessed into the pvc lined ceiling.



### Outside

#### Front/Side

Wrought iron double gates, open onto a tarmac covered drive, which extends down the side of the house, giving access to the garage and providing tandem off road parking for three cars. The slightly raised front garden has been covered with 'golden gravel' for easy maintenance, with a conifer in one corner and there is a paved area between the front of the house and the garden. External light.

#### Garage

19' 10" x 9' 1" (6.05m x 2.77m)

The detached garage has an up and over door, a window and electric power and light.

#### Rear

The charming, enclosed garden at the rear has a stone flagged patio, a lawn, surrounded by a gravel covered border, raised garden beds and a decked patio. There is also a useful potting shed behind the garage (9' 1 x 9' 1/2.77m x 2.77m) which has a worktop and electric light, with electric power points on the outside.

#### Directions

Proceed from our office on Church Street towards Manchester Road. On the sweeping left hand bend at the bottom of Manchester Road turn right into Walmsgate, continue on up the hill into Westgate, go past the right turning into Esp Lane, past Town Head and into Colne Road. Take the second right into Moorgate Road and then take the second left turn into Elm Close.

#### 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.

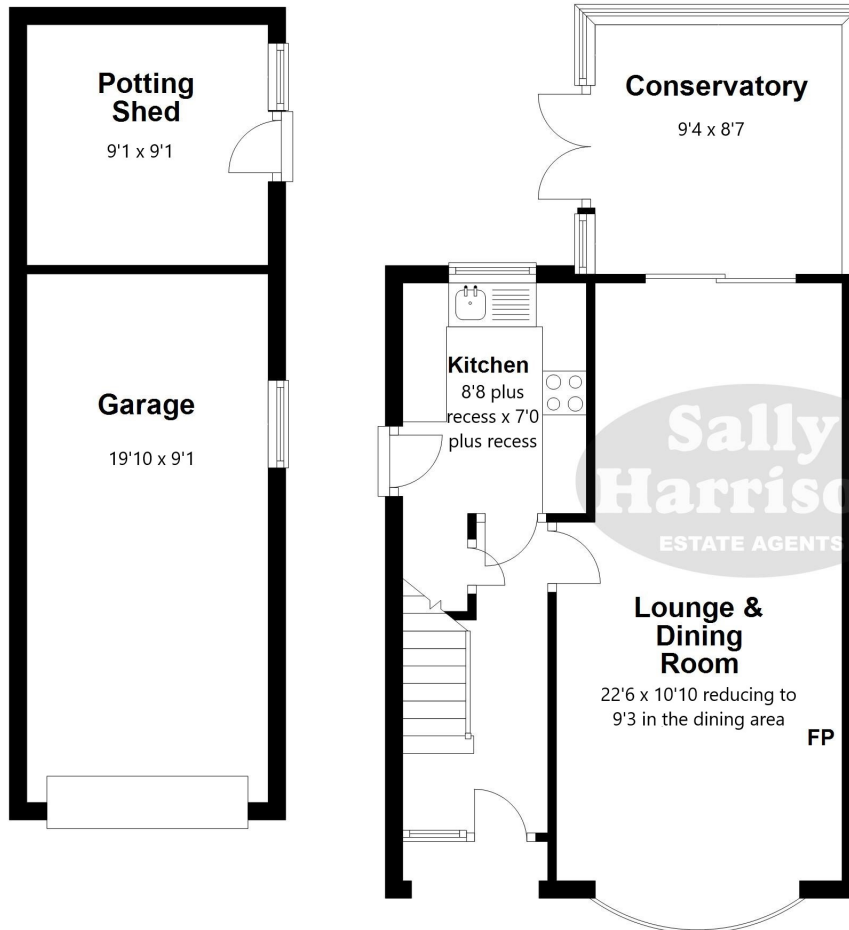
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	68	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

# FLOORPLAN

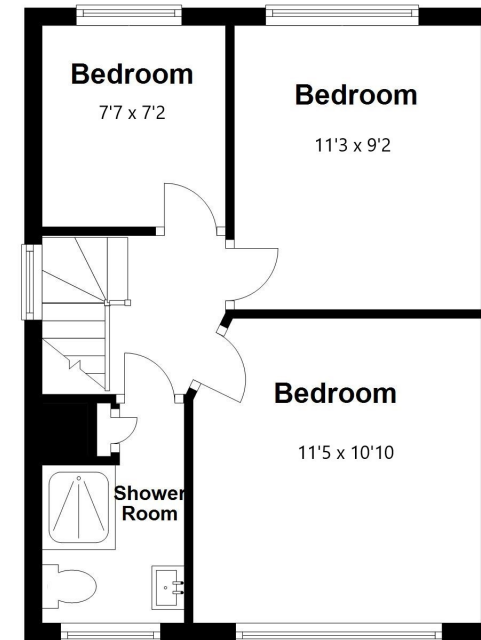
## Ground Floor

Approx. 67.5 sq. metres (726.4 sq. feet)



## First Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



Total area: approx. 102.5 sq. metres (1103.7 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.

