





PROPERTY DESCRIPTION

This appealing town house is an end one in a row of three and is situated in a highly sought after area of Barnoldswick, benefiting from magnificent long-distance views from the rear and having the advantage being just a short walk from beautiful open countryside, but also has the noteworthy convenience of being well situated for easy access the town centre amenities, which include a good range of appealing, independently owned shops, cafés, bars and restaurants.

FEATURES

- Appealing Townhouse – End 1 of 3
- Highly Desirable Loc – Fabulous Views
- Short Distance from the Town Centre
- Garage & Parking Space to the Rear
- Charming Gardens Front & Rear
- Entrance Porch, Lounge & GF WC
- Spacious Dining Kitchen & Conservatory
- 2 Decent Bedrms – Both with Ftd W'robes
- 3 Pc Shower Rm – Double Size Shower
- PVC DG & GCH – Req's Some Improv'mnt





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

PVC double glazed, frosted glass entrance door and a frosted glass internal door leading into the living room.

Living Room

12' 10" plus recesses x 11' 11" plus recess (3.91m plus recesses x 3.63m plus recess)
This pleasant room has a fireplace, fitted with an electric fire, a pvc double glazed window, from which there is an open aspect, a radiator and an open staircase leading up to the first floor, with a useful under-stairs storage cupboard.

Ground Floor W.C.

Fitted with a two piece white suite, comprising a 'Saniflo' style w.c. and a wash hand basin, with a cupboard below.

Dining Kitchen

14' 11" x 9' 10" plus recesses (4.55m x 3.00m plus recesses)
This spacious, very light and airy dining kitchen is fitted with a range of white units and drawers, including a glass fronted double wall unit./display cabinet, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a gas cooker, plumbing for a washing machine and space for an under counter fridge and freezer. There is a radiator in the dining area and an opening into the adjoining conservatory and a pvc double glazed, frosted glass external door, leading out to the rear garden, in the kitchen.

Conservatory

8' 3" x 7' 10" (2.51m x 2.39m)
A lovely addition to this appealing abode, the pvc double glazed conservatory (part frosted glass) overlooks the garden at the rear and has a pvc double glazed 'tilt and slide' door.

First Floor

Landing

Access to the loft space. Built-in storage cupboard, with overhead storage above, which houses the gas condensing combination central heating boiler.

Bedroom One

11' 8" plus recess x 10' 11" (3.56m plus recess x 3.33m)
This double room has built-in wardrobes and an overhead storage cupboard, two pvc double windows and a radiator.

Bedroom Two

10' 6" to wardrobe fronts x 7' 8" (3.20m to wardrobe fronts x 2.34m)
This second double room has the advantage of lovely far reaching views from the pvc double glazed window, built-in wardrobes, incorporating hanging space and shelving, and a radiator.

Shower Room

Fitted with a three piece white suite, comprising a double size, walk-in shower unit, lined with tile effect pvc panelling, a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window and a radiator.

Outside

Front

There are garden beds stocked with a considerable array of mature flowering plants, shrubs, a conifer and pathways at the front of the house and it also features a well established Ivy arch over the entrance gate. An access path from the front, extends

down the side of the house, between this property and the cottage above, to a gate allowing entry into the rear garden.

Rear

The enclosed garden offers great potential and, with some care and attention, could be a particularly alluring feature of this appealing home. It has a paved patio, a small lawn and borders stocked with a great variety of shrubs and flowering plants, a conifer and a lovely Holly tree. There is access from the garden to a paved area, where a timber shed is located, from which there is access to the back door of the garage and this area provides an ideal place to store wheelie bins too.

Garage

20' 10" x 8' 7" (6.35m x 2.62m)

Vehicle access to the garage, which is one of a pair, is via a private road, entry to which is on the right immediately after the semi-detached cottages above this property, and the garage has the unusual benefit of up and over doors at both the front rear.

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, past the right turning into Calf Hall Road, into Westgate and the property is on the right.

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

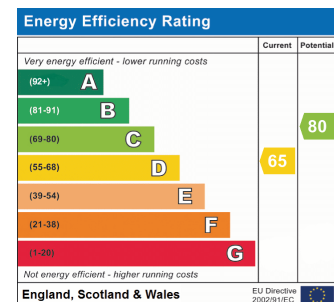
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

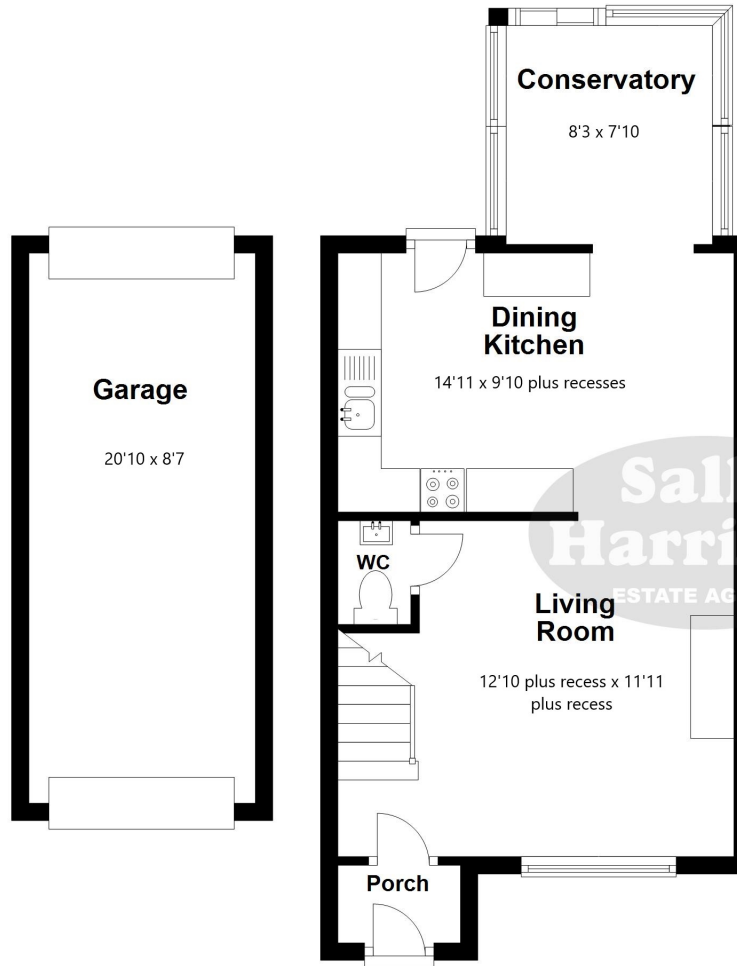
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FLOORPLAN

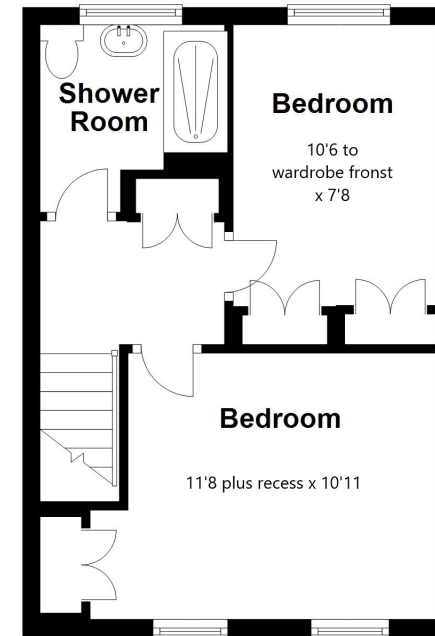
Ground Floor

Approx. 56.1 sq. metres (603.3 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



Total area: approx. 87.4 sq. metres (940.6 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.

