



62 St Marys Avenue, Barnoldswick,  
Lancashire BB18 6HE



## PROPERTY DESCRIPTION

An ideal abode for a young family, this well-proportioned house is a mid one in a short row of four, which has the considerable advantage of off road parking and gardens to the front and rear. Although requiring some general improvement, reflected in the asking price, the property has lots of potential and appeal and the makings of a really lovely home. Well situated in a popular location on the outskirts of town, close to beautiful open countryside, the house is also just a short walk away from the well rated Coates Lane Primary School and is likely to be snapped up quickly, so early viewing is an absolute must for prospective buyers.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway, a spacious, light and airy lounge/diner, a good-sized kitchen, which allows ample space for a family dining table and is equipped with plenty of units, and a really useful utility room, which also has fitted units and an external door leading out to an open porch at the front of the house.

All three bedrooms on the first floor are a decent size and the three-piece bathroom is fitted with a modern white suite, including a bath, with a mixer tap and a separate shower over the bath.

The driveway at the front is a particularly valuable asset of the property and there is also a low maintenance, gravel covered garden at the front, with a mature shrub in the centre and conifers, providing screening. The enclosed garden at the rear consists of a patio directly behind the house, from which a couple of steps lead up to the slightly higher main garden area, where there is a lawn, a sizeable paved area, mature shrubs and a large shed. NO CHAIN INVOLVED.

## FEATURES

- Appealing 3 Bed Family Home
- Mid 1 in a Row of 4 in Popular Location
- Short Walk from Coates Lane School
- Off Road Parking & Gardens F & R
- Hallway & Lounge/Diner with Patio Door
- Spacious Dining Kitchen inc. Oven & Hob
- Useful Utility Room with Fitted Units
- Modern 3 Pc Bathrm – Shower Over Bath
- PVC Double Glazing & Gas CH - No Chain
- Ideal for First Time Buyers or Young Family





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

PVC double glazed entrance door. Radiator and stairs to the first floor.

#### Lounge/Diner

19' 9" plus recess x 10' 0" plus recesses (6.02m plus recess x 3.05m plus recesses)

This spacious, light and airy room has a pvc double glazed window, radiator, telephone point and a pvc double glazed patio door leading out to the rear patio and garden.

#### Dining Kitchen

11' 0" plus recess x 9' 9" (3.35m plus recess x 2.97m)

The good sized kitchen allows space for a dining table and is fitted with a range of units and drawers, laminate worktops, with tiled splashbacks, and a one and a half bowl sink. It also has a freestanding gas cooker, with extractor hood over, an integral fridge freezer, space for a washing machine, a pvc double glazed window and a radiator, with a decorative cover over it.

#### Utility Room/Porch

6' 7" x 6' 4" (2.01m x 1.93m)

A particularly useful attribute, ideal as a boot room as well as providing a utility area and entrance porch, this room is located at the front of the house and has a pvc double glazed, frosted glass front entrance door, a pvc double glazed window, fitted units and a laminate worktop.

### First Floor

#### Landing

Access to the loft space and a built-in storage cupboard, which houses the wall mounted gas condensing combination central heating boiler.

#### Bedroom One

10' 6" x 10' 3" plus recesses (3.20m x 3.12m plus recesses)

This good sized double room has a pvc double glazed window and a radiator.

#### Bedroom Two

13' 8" into recess, reducing to 8' 10 x 8' 11" into recess (4.17m into recess, reducing to 2.69m x 2.72m into recess)

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

#### Bedroom Three

10' 8" x 6' 5" extending to 9' 7 (3.25m x 1.96m extending to 2.92m)

This decent sized single room or small double has a pvc double glazed window and a radiator.

### Bathroom

Fitted with a three piece white suite, comprising a bath, with a shower over, 'wet wall' style pvc panelled splashback and a glazed shower screen, a w.c. and a pedestal wash hand basin. Chrome finish radiator/heated towel rail and pvc double glazed, frosted glass window.

### Outside

#### Front

The front garden has been altered to create a drive/hardstanding, providing an extremely beneficial off road parking space. There is a raised, gravel covered garden area, with a large shrub in the centre and a surrounding paved border, and an additional raised bed, in which are two mature conifers.

#### Rear

The nice sized, enclosed, split level garden consists of two flagged patio areas, a lawn

and mature shrubs and a lovely tree. There is also a shed, a cold water tap and a gate opening onto the rear of the neighbouring property (number 60) for external pedestrian access from the rear of this property to the front.

### Directions

Proceed from our office on Church Street towards Skipton Road and turn right, by Decisions of Barnoldswick, into Station Road. Turn right at the crossroads into Fernlea Avenue and then turn left at the traffic lights, by the Police Station, into Rainhall Road. Continue down the hill, past the left turning into Valley Road and Silentnight on the right, go over the canal bridge, round the sweeping left hand bend into Coates Avenue. Go past the right turning into Rainhall Crescent and then turn next right into St Mary's Avenue.

### 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

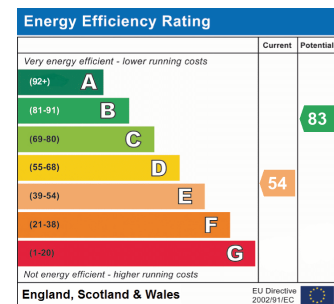
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

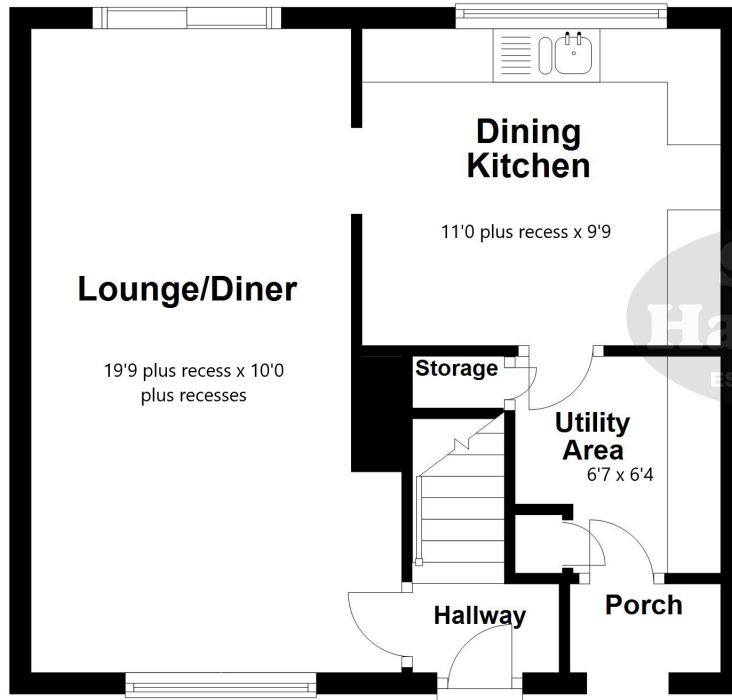
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# FLOORPLAN

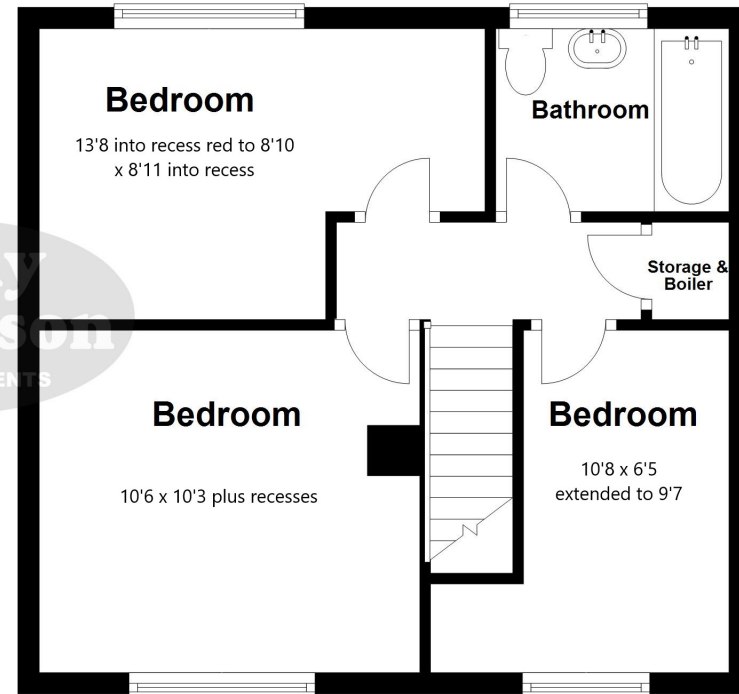
## Ground Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



## First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



Total area: approx. 77.9 sq. metres (838.1 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.

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