





PROPERTY DESCRIPTION

Early viewing is strongly recommended on this charming, stone built mid terraced house, which provides nicely proportioned living space, located in a popular residential area, within comfortable walking distance of amenities, such as Sainsburys Supermarket and North Valley Retail Park, as well as being a short drive from of the M65 motorway, which offers easy access to Burnley, Preston and Manchester. This appealing, well presented home would be absolutely perfect as a starter home for first time buyers or ideal for a speculator looking for an investment property.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule and a pleasant living room, featuring a fireplace recessed into the chimney breast, fitted with a multi fuel stove. The dining room has a stone flagged floor and a staircase leading to the first floor and the large extended kitchen is fitted with a range of modern cream shaker style units, with a built-in electric oven and a gas hob with a stainless steel extractor canopy over. There are two bedrooms, one large double and a single and a bathroom, which is fully tiled and fitted with a three piece white suite, with a shower over the bath.

The enclosed yard at the rear has recently been flagged and has a covered area at the bottom, providing shelter and where wheelie bins can be stored.



FEATURES

- Appealing Stone Built Terraced Hse
- Nicely Proportioned & Well Presented
- Convenient for Access to Amenities
- Vestibule & Charming Living Rm with Stove
- Dining Rm - Stone Floor & Open Staircase
- Large, Extndd Ftd Kitchen inc. Oven & Hob
- 2 Bedrms - 1 Large Double & 1 Single
- Fully Tiled Bathrm - Shower over Bath
- Flagged Yard with Covered Storage Area
- PVC Double Glazing & Gas CH





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a window light above. Wood finish laminate flooring and internal door opening into the sitting room.

Living Room

14' 11" into recess x 11' 8" plus alcoves (4.55m into recess x 3.56m plus alcoves)

This charming and inviting room features a fireplace, recessed into the chimney breast, fitted with a multi-fuel stove, set on a stone hearth and has a pvc double glazed window, radiator and wood finish laminate flooring.

Dining Room

10' 9" x 10' 6" (3.28m x 3.20m)

This second reception room has a stone floor, an open staircase, with a useful under-stairs storage cupboard, a pvc double glazed window and a radiator.

Extended Kitchen

16' 0" x 6' 7" (4.88m x 2.01m)

A particularly impressive and desirable asset of this appealing home, the good sized kitchen is fitted with a range of modern cream shaker style units and drawers, wood finish laminate worktops, with tiled splashbacks, and one and a half bowl sink, with a mixer tap. It has a built-in electric oven and a gas hob, with a stainless steel extractor over, plumbing for a washing machine and space for a condenser dryer. PVC double glazed window, radiator, downlights recessed into the ceiling, wood finish laminate flooring and a pvc double glazed, frosted glass external door, .

First Floor

Landing

Access to the loft space.

Bedroom One

14' 10" x 13' 4" into alcoves (4.52m x 4.06m into alcoves)

This large double room has a fireplace, recessed into the chimney breast, fitted with a multi-fuel stove, a pvc double glazed window, radiator and wall light points.

Bedroom Two

10' 2" x 5' 4" (3.10m x 1.63m)

This single room has a pvc double glazed window, radiator and a built-in cupboard, which houses the gas combination central heating boiler.

Bathroom

Fully tiled and attractively furnished, the bathroom is fitted with a three piece white suite, comprising a bath, with a fixed 'rainfall' style shower, plus an additional, flexible shower head and a glazed shower screen. There is also a pedestal wash hand basin, with a mirror fronted cabinet above, a w.c., a chrome finish radiator/heated towel rail, tile effect laminate flooring, downlights recessed into the ceiling and an extractor fan.

Outside

Rear

The enclosed yard has recently been paved and has a covered storage area at the bottom, which has an electric light and provides space to store wheelie bins. There are also hot and cold water taps and an external light.

Directions

If travelling along the A6068 in Colne from the direction of the M65 heading towards Skipton and Keighley, go along North Valley Road, passing TK Maxx and the Lidl Supermarket on the left, straight through the traffic lights at the bottom of Langroyd Road and Windy Bank and take the next left turning into Dickson Street.

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.

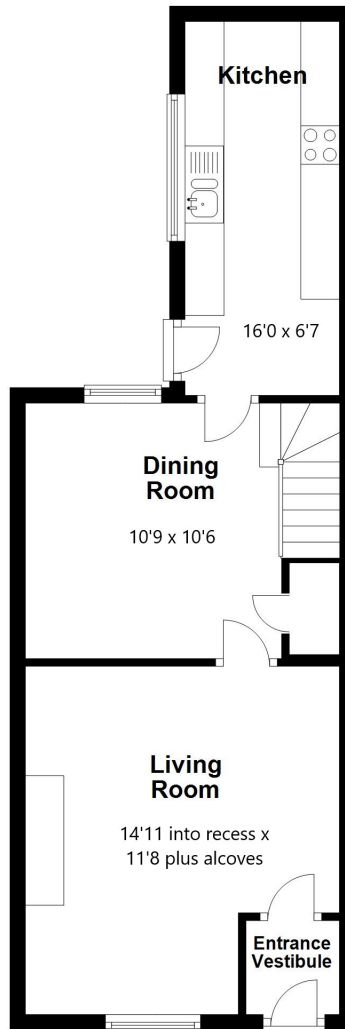
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

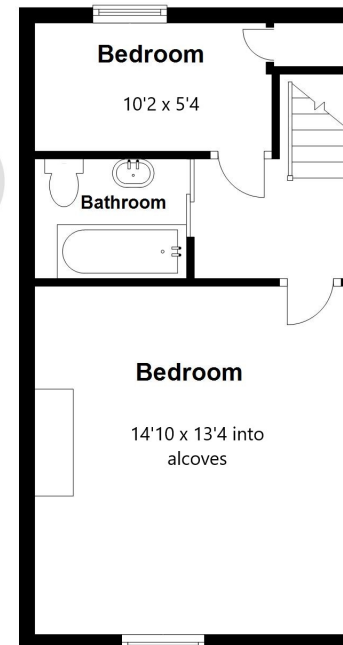
Ground Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.2 sq. feet)



Total area: approx. 74.6 sq. metres (803.2 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.

