



7 Station Road, Foulridge, Lancashire

BB8 7LB



PROPERTY DESCRIPTION

Located in the highly sought after village of Foulridge, this stone built mid terraced house offers tidily presented accommodation which would be suitable for a wide range of prospective buyers. Providing nicely proportioned living space, this appealing home does require some modernising and updating, which is amply reflected in the reasonable asking price, and is conveniently situated just a short walk away from the Leeds/Liverpool canal, Café Cargo, a parade of shops and the beautiful countryside which surrounds the village.

Having the benefit of pvc double glazing and gas central heating, run by a condensing combination boiler, the accommodation briefly comprises an entrance vestibule and a pleasant sitting room, with a wall mounted gas fire. The living/dining room is a good size and also has a gas fire and the kitchen has light wood fronted units. There are two double bedrooms, the smaller of the two having a built-in wardrobe and storage cupboards and the bathroom has a three piece white suite, with an electric shower over the bath.

There is a paved forecourt and an enclosed paved yard at the rear with useful outbuildings. NO CHAIN INVOLVED.

FEATURES

- Mid Terraced House with Forecourt
- Desirable Village Location
- Nicely Proportioned & Tidily Pres'td Home
- Requires Modernising & Improving
- Ent Vestibule & Pleasant Sitting Rm
- Living/Dining Room & Ftd Kitchen
- 2 Double Beds - 1 with Built-In Cupboards
- 3 Pc White Bathrm - Shower Over Bath
- PVC Double Glazing & Gas CH
- Early Viewing Rec - No Chain Involved





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed entrance door, with pvc double glazed window light above. Glazed internal door leading into the sitting room.

Sitting Room

12' 3" x 12' 1" plus alcoves (3.73m x 3.68m plus alcoves)
This pleasant sitting room has a wall mounted gas fire on the chimney breast and a built-in, shelved display unit with cupboard below. PVC double glazed window, radiator and television aerial point.

Living/Dining Room

14' 5" x 9' 0" plus recess and alcove (4.39m x 2.74m plus recess and alcove)
This second reception room also has a gas fire, which sits on a marble hearth, a storage cupboard, with fitted shelves, built into one of the chimney breast alcoves, a pvc double glazed window and telephone and television aerial points. There is also a useful under-stairs storage cupboard/pantry which has shelves and an electric light.

Kitchen

8' 6" plus recess x 5' 6" (2.59m plus recess x 1.68m)
Fully tiled and fitted with light wood fronted units and drawers, laminate worktops and a single drainer sink, the kitchen also has an electric cooker point, plumbing for a washing machine, two pvc double glazed windows, a radiator and a pvc external door.

First Floor

Landing

Access to the loft space.

Bedroom One

13' 6" into alcoves x 12' 3" (4.11m into alcoves x 3.73m)
This spacious double room has a pvc double glazed window and a radiator.

Bedroom Two

9' 8" x 8' 6" to wardrobe fronts, plus recesses (2.95m x 2.59m to wardrobe fronts, plus recesses)
Having the advantage of an open aspect, this second double room has a pvc double glazed window, radiator and built-in wardrobes, incorporating fitted shelves and a clothes rail, with cupboards above. An additional built-in storage cupboard, also with a cupboard above, houses the gas condensing combination central heating boiler.

Bathroom

Fitted with a three piece white suite, comprising a bath, with a tiled splashback and an electric shower over, a w.c. and a pedestal wash hand basin with a mirror above, the bathroom also has a radiator, wall mounted electric heater and an extractor fan.

Outside

Front

Enclosed, paved forecourt, with a wrought iron gate.



Rear

Enclosed, paved yard, with two useful outbuildings, one with a window and which has electric power and light and the other being fitted with a w.c. (not currently in use). External light.

Directions

Proceed into Foulridge on the A56 and, if coming via Kelbrook, turn right, immediately before the parade of shops on the right, into Causeway. Go down the hill, round the right hand bend and then where the road bears round to the left into Barnoldswick Road, go straight ahead into Warehouse Lane. Turn left after the first row of houses on the left into Station Road.

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.

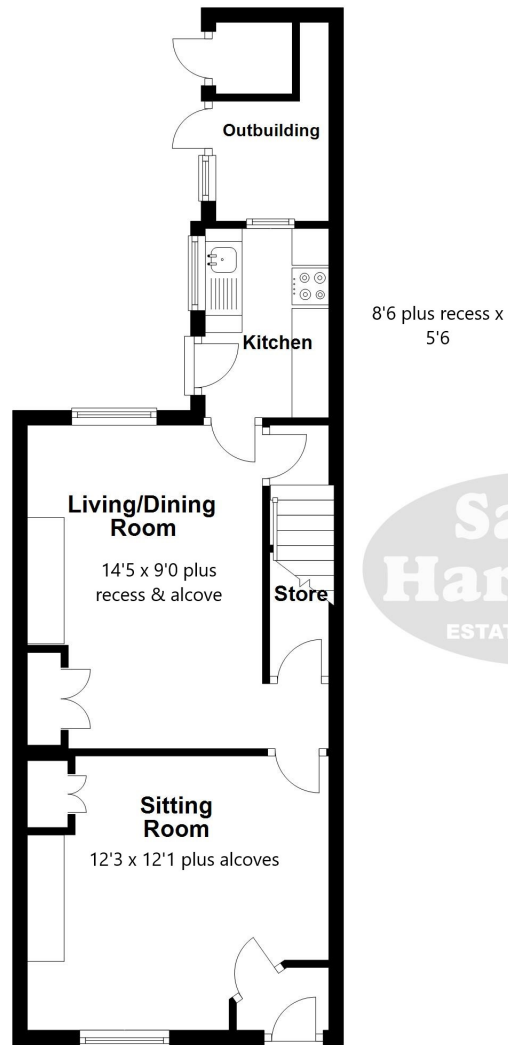
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

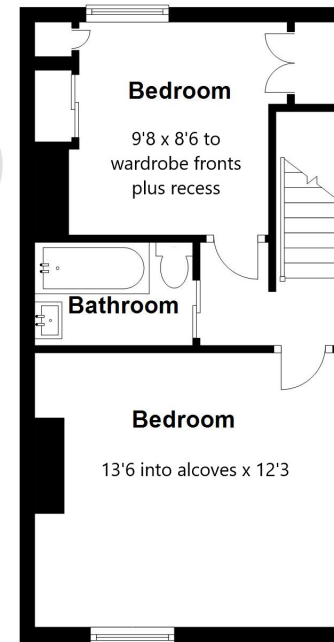
Ground Floor

Approx. 42.5 sq. metres (456.9 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 76.2 sq. metres (820.1 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.

Plan produced using PlanUp.

