





PROPERTY DESCRIPTION

Early viewing is strongly recommended on this superior detached bungalow, which is set on a good sized, prime corner plot in the highly desirable village of Kelbrook. This substantial abode provides deceptively spacious accommodation, which requires a degree of modernising and updating, but offers a huge amount of potential and scope to create a fabulous home. Having the benefit of a lovely open aspect and views from the front, this appealing dwelling also has the advantage of a double garage, off road parking and space at one side to park a motorhome or caravan.

FEATURES

- Large, Superior Detached Bungalow
- Prime, Substantial Corner Plot
- Highly Desirable Village Location
- Extremely Spacious Accommodation
- Vestibule, Hall, Lounge & Dining Rm
- Req's Modernisation & Improvement
- Ftd Dining Kitchen & Pleasant Garden Rm
- Combined Utility/Store Room & Sep WC
- 3 Dble Bedrms & 4 Pc Bathrm -- Sep. Shwr
- Drive, Double Garage, & Sizeable Gardens
- PVC Double Glazing & Gas CH
- Early Viewing Strongly Rec. - No Chain





ROOM DESCRIPTIONS

Entrance Vestibule

PVC double glazed, frosted glass entrance door. Glazed internal door leading into the hall.

Hall

Radiator and wall light point.

Lounge

18' 10" plus recess x 11' 4" (5.74m plus recess x 3.45m)

An extremely spacious room, which benefits from a lovely open aspect/views, features an attractive carved limestone fireplace, fitted with an electric fire, and has a pvc double glazed window and two radiators.

Dining Room

10' 1" x 8' 3" (3.07m x 2.51m)

The dining room has a radiator and glazed double French doors opening into the garden room.

Garden Room

10' 8" x 5' 7" (3.25m x 1.70m)

A beneficial addition to the bungalow, overlooking the rear garden, the garden room has pvc double glazed windows and a pvc double glazed external door.

Dining Kitchen

14' 8" x 9' 4" (4.47m x 2.84m)

The good sized kitchen is fitted with wood fronted units, laminate worktops and a single drainer sink. It also has a freestanding electric cooker, a pvc double glazed window and a radiator.

Rear Entrance Hallway

PVC double glazed external door.

W.C.

Fitted with a w.c., radiator and pvc double glazed, frosted glass window.

Utility & Store Room

12' 7" x 9' 9" into recess (3.84m x 2.97m into recess) plus 6' 6" x 6' 0" (1.98m x 1.83m)

The large utility and store room, situated behind the garage, is a particularly advantageous asset and has plumbing for a washing machine, space for a condenser tumble dryer, a single drainer sink, fitted shelves and a built-in cupboard. It also has a pvc double glazed window, radiator and houses the wall mounted Vaillant combination central heating boiler. Door giving internal access into the garage.

Bedroom One

11' 3" x 10' 0" to wardrobe fronts (3.43m x 3.05m to wardrobe fronts)

This double room has built-in wardrobes, with storage cupboards above, a radiator and pvc double glazed window, from which there is a pleasant aspect/views.

Bedroom Two

12' 9" x 8' 2" (3.89m x 2.49m)

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

Bedroom Three

9' 8" x 8' 3" (2.95m x 2.51m)

Yet another double room, with a radiator and pvc double glazed window.

Bathroom

Fitted with a four piece white suite, comprising a bath, a separate, tiled shower cubicle, fitted with an electric shower, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, radiator, part tiled walls and a radiator/heated towel rail.



Outside

Front

A double width tarmac covered drive provides off road parking. The garden, which is divided into two parts by a central pathway to the front door, is pebble covered for lower maintenance, with a splendid, mature hydrangea in one side. There is also an additional space at the side of the drive, ideal for storing wheelie bins, from which a gate gives access to the rear garden.

Garage

17' 3" x 16' 8" reducing to 13' 6" (5.26m x 5.08m reducing to 4.11m)

The double garage has two up and over doors, one of which is remote controlled. There are two pvc double glazed windows and access to the roof space, via a retractable ladder.

Rear/Side

The sizeable garden at the side and rear of the bungalow consists of lawns, shrubs, paved pathways and a covered, paved patio. An area to one side of the dwelling is gravel covered and could be utilised for parking a caravan or motorhome. There is a good sized timber shed (in poor condition) an external light and cold water tap.

Directions

If entering Kelbrook from Barnoldswick and Salterforth on the B6383/Kelbrook Road, take the first exit off the large roundabout at the end of Kelbrook Road onto the A56/Colne Road. Take the first right turning off Colne Road into Main Street and then take the first sharp right turning off Main Street into Waterloo Road. Continue to the top of Waterloo Road and then turn right at the crossroads into Quernmore Drive.

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.

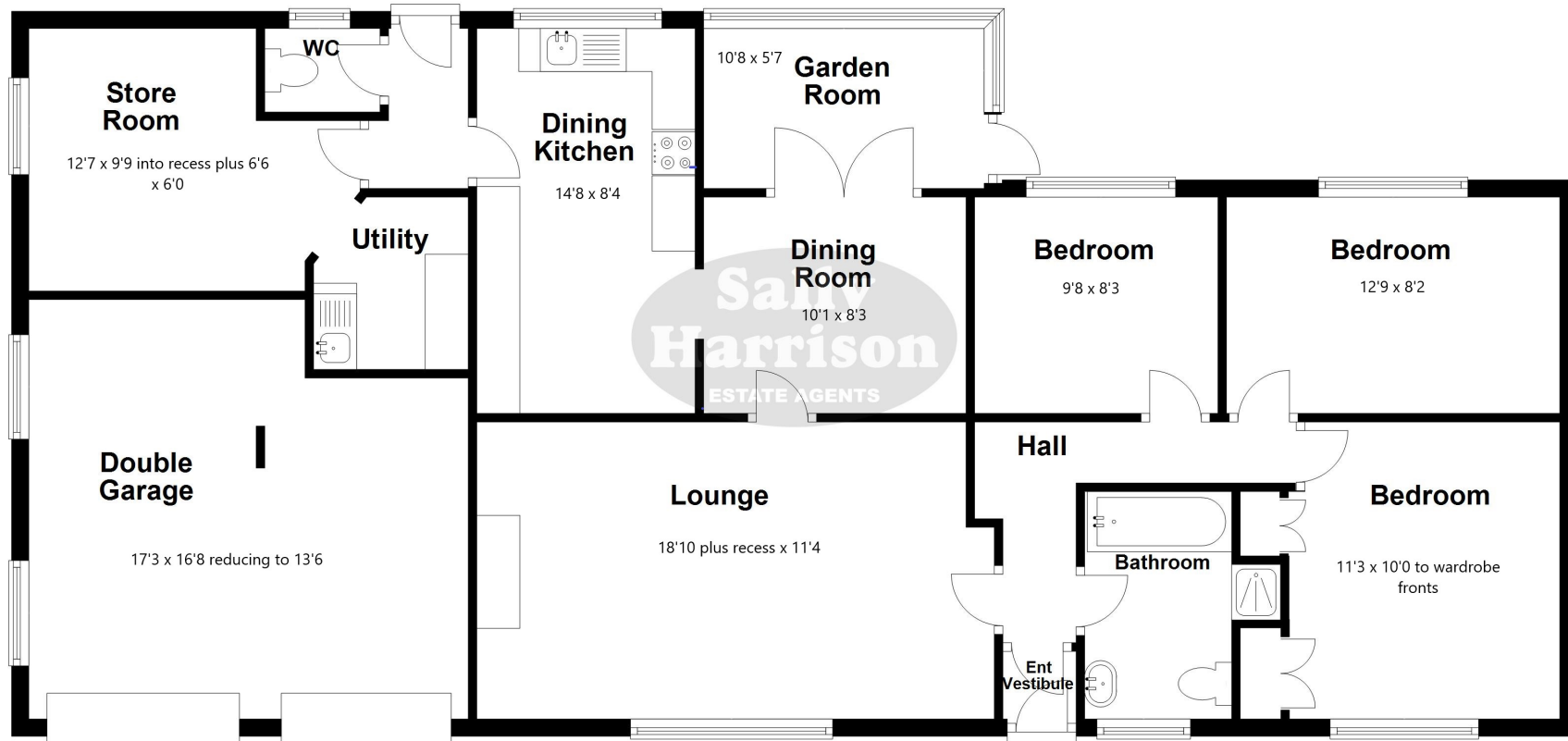
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

Ground Floor

Approx. 129.5 sq. metres (1394.0 sq. feet)



Total area: approx. 129.5 sq. metres (1394.0 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.

