

**Sally
Harrison**
ESTATE AGENTS

Offers Around £122,500 Freehold



18 Arthur Street, Sough, Lancashire

BB18 6SU



PROPERTY DESCRIPTION

Providing nicely proportioned living space, this particularly appealing terraced house enjoys a desirable village location and is conveniently situated within easy walking distance to public transport, Sough Park and the wonderful countryside surrounding the area. Ideal as a starter home for first time buyers, this delightful home is well presented and attractively furnished throughout and an internal viewing is highly recommended.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall and a charming, light and airy sitting room, which has a fireplace fitted with an electric fire. The good sized living/dining room is laid with wood finish laminate flooring and has a beautiful fireplace fitted with a living flame gas fire and a kitchen, with white gloss fronted units and a built-in electric oven and a gas hob. The two first floor bedrooms are both generous doubles, both of which have ornamental cast iron fireplaces, and the bathroom is fitted with a three piece white suite, with a shower over the bath.

The pleasant, enclosed yard at the rear is mainly paved, incorporating a raised patio, with a block paved area directly behind the house. NO CHAIN INVOLVED.

FEATURES

- Appealing Stone Built Mid Terrace
- Desirable Village Location Near a Park
- Well Presented & Attractively Furnished
- Ent. Hall & Light & Airy Sitting Room
- Living/Din Rm with Fireplace & Gas Fire
- Fitted Kitchen with a Built-in Oven & Hob
- 2 Generous Double Bedrooms
- 3 Pc Bathrm - White Suite & Shwr Over Bath
- PVC Double Glazing & Gas CH
- Early Viewing Highly Rec. - Ideal for FTB's





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a window light above. Stairs to the first floor and a radiator.

Sitting Room

11' 2" x 9' 11" into alcoves (3.40m x 3.02m into alcoves)

This charming, light and airy room is laid with wood finish laminate flooring and has a fireplace, fitted with an electric fire, a pvc double glazed window and a radiator.

Living/Dining Room

13' 8" x 10' 0" into alcoves (4.17m x 3.05m into alcoves)

This good sized second reception room is laid with wood finish laminate flooring and features an attractive fireplace, with a period style inset and granite hearth, fitted with a living flame gas fire. There is also a pvc double glazed window, a radiator, display shelving fitted in one of the chimney breast alcoves and an under-stairs store, which has an electric light and plumbing for a washing machine.

Kitchen

7' 10" x 6' 0" plus recess (2.39m x 1.83m plus recess)

The kitchen is fitted with white gloss fronted units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It has a built-in electric oven and a gas hob, with an extractor hood over, a pvc double glazed window, tiled floor and pvc double glazed, frosted glass external door. The wall mounted gas combination central heating boiler is also housed in the kitchen.

First Floor

Landing

Over-stairs storage cupboard, which, in turn, gives access to the loft space.

Bedroom One

13' 7" into alcoves x 11' 1" (4.14m into alcoves x 3.38m)

A generously proportioned double room, with a pvc double glazed window, radiator and ornamental cast iron fireplace.

Bedroom Two

13' 10" x 7' 11" into alcoves (4.22m x 2.41m into alcoves)

Another good sized double, this bedroom also has a decorative cast iron fireplace, a pvc double glazed window and a radiator.

Bathroom

7' 10" x 6' 1" (2.39m x 1.85m)

The bathroom is fitted with a three piece white suite, comprising a bath, with a shower over and tiled splashback, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window and a radiator.



Outside

Rear

The last of the many pleasing attributes offered by this lovely home, the enclosed yard has a block paved area, directly behind the house, with the remainder being paved, including a raised flagged patio. Cold water tap.

Directions

Proceed out of Barnoldswick along Kelbrook Road, go straight through the crossroads in Salterforth and continue on to the large roundabout at the end of Kelbrook Road. Take the first exit off the roundabout into Colne Road and carry on through Kelbrook into Sough. After the second row of terraced houses on the right, turn right into Holme Close and then next right into Arthur 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.

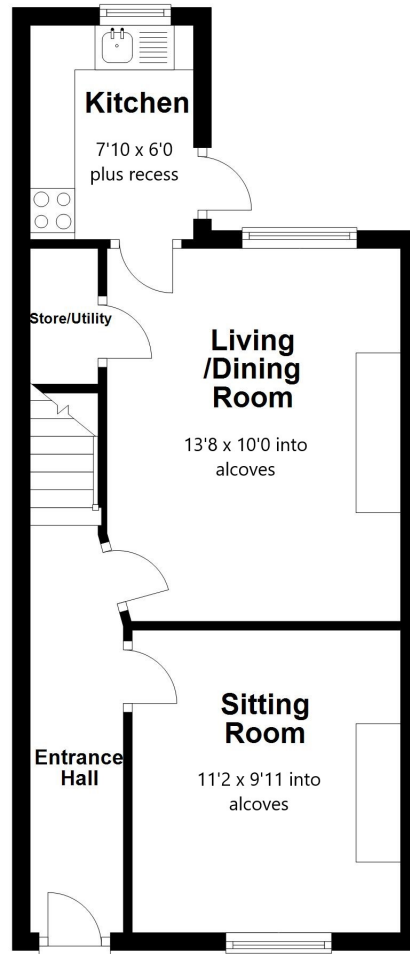
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

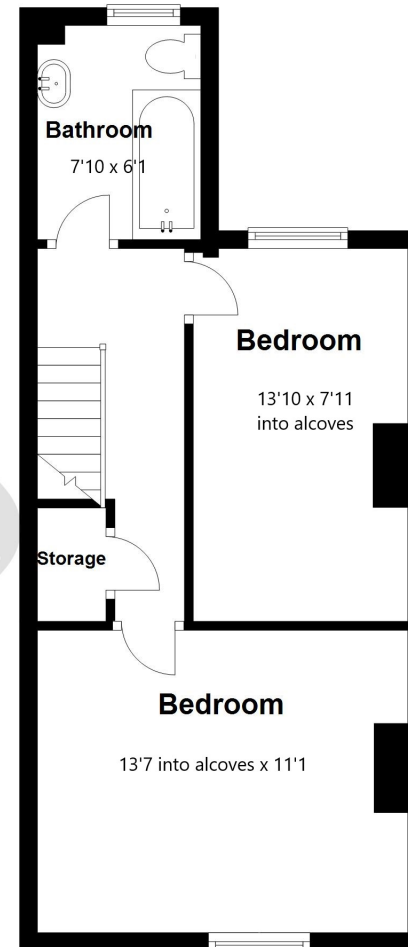
Ground Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



Total area: approx. 73.2 sq. metres (788.2 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.

