





PROPERTY DESCRIPTION

An extremely appealing home, this desirable semi-detached house is situated in a highly sought after residential area, within walking distance of Alkincoats Park as well as being conveniently situated for access to the M65 motorway. Well presented and beautifully furnished, this excellent family abode affords nicely proportioned living space, has the advantage of an impressive, good sized enclosed garden at the rear, which is well screened, mainly laid to lawn and has a timber shed with electric power and light, and there is also a block paved drive at the front, which provides off road parking space.

Early Viewing is strongly recommended on this lovely dwelling, which is complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall with an open staircase and a delightful bay fronted lounge, featuring a Limestone fireplace fitted with an electric fire. The spacious, light and airy living/dining room has patio doors opening onto the rear garden and the kitchen is attractively fitted with modern white units, a built-in gas double oven, a gas hob and integral fridge. There is also a utility room, which incorporates a ground floor w.c., a very useful and beneficial attribute in any family home.

The three first floor bedrooms are all a decent size, one having built-in wardrobes with a central drawer unit and another bedroom with freestanding wardrobes. The shower room is tastefully furnished and fitted with a modern three piece white suite.



FEATURES

- Appealing Semi-Detached Family House
- Desirable Loc - Close to Alkincoats Park
- Highly Sought After Residential Area
- Well Pres'td & Tastefully Furbished Acc
- Ent Hall & Lounge - Fireplace & Elec Fire
- Spacious Living/Din Rm with Patio Doors
- Ftd Kit inc. Dble Oven & Hob, Utility & GF WC
- 3 Bedrooms - 2 with Ftd Wardrobes
- Modern 3 Pc Shwr Rm - Good Sized Shwr
- Drive & Impressive, Enclosed Garden
- PVC DG & GCH - Early Vwg Strongly Rec
- Lovely Home for a Wide Range of Buyers





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Attractive composite entrance door. The inviting hall has a pvc double glazed window, a radiator and an open staircase leading to the first floor, with a useful under-stairs cupboard, which has pvc double glazed, frosted glass window, fitted shelves and an electric light.

Lounge

13' 10" into alcoves x 9' 11" plus bay (4.22m into alcoves x 3.02m plus bay)

This delightful room has a pvc double glazed bay window, a stylish carved marble fireplace and hearth, fitted with an electric fire, wall light points and a radiator.

Living/Dining Room

11' 4" plus recess x 12' 5" plus alcoves (3.45m plus recess x 3.78m plus alcoves)

This spacious, light and airy second reception room has a pvc double glazed sliding patio door, which opens onto the patio and garden at the rear, a wall mounted gas fire and a radiator.

Kitchen

7' 11" plus recess x 7' 4" (2.41m plus recess x 2.24m)

The kitchen is tastefully furnished and fitted with modern white units and drawers, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in gas double oven, a gas hob, with an extractor hood over, an integral fridge, pvc double glazed window, plinth heater, downlights recessed into the ceiling and a half glazed, stable style glazed door, which leads into the utility room.

Utility Room

8' 5" plus recess x 8' 1" (2.57m x 2.46m plus recess)

An extremely useful room, especially in a busy family home, with plumbing for a washing machine, space for a condenser tumble dryer, plumbing for a dishwasher, laminate worktop, a pvc double glazed window, radiator and a pvc double glazed, frosted glass external door.

Ground Floor W.C.

Always a beneficial asset in any home, fitted with a w.c. and having a pvc double glazed window.

First Floor

Landing

PVC double glazed window and access, via a retractable ladder, to the loft space, which has an electric light.

Bedroom One

11' 6" x 9' 7" to wardrobe fronts (3.51m x 2.92m to wardrobe fronts)

This good sized double room has built-in wardrobes, extending the full length of one wall, with a central drawer unit, which has a vanity mirror above. It also has a pvc double glazed window and a radiator.

Bedroom Two

12' 8" plus recess x 10' 0" (3.86m plus recess x 3.05m)

This second double room has a pvc double glazed window, overlooking the garden at the rear, a radiator and built-in shelved cupboard.

Bedroom Three

7' 6" to wardrobe fronts x 6' 2" plus recess (2.29m to wardrobe fronts x 1.88m plus recess)

This single room has freestanding wardrobes, which extend the length of one wall, an additional built-in wardrobe, a pvc double glazed window and a radiator.

Shower Room

Attractively furnished and fitted with a modern three piece white suite, comprising a larger than standard shower cubicle, a w.c. and a vanity wash hand basin, with both the w.c. and basin being set in cabinets, incorporating a storage cupboard. The shower room also has a pvc double glazed, frosted glass window, a chrome finish radiator/heated towel rail, downlights recessed into the pvc lined ceiling and a built-in airing cupboard, with fitted shelves and which houses the hot water tank.

Outside

Front

Attractive block paved drive, providing off road parking, with matching paths which extend in front of and also down the side of the house to a gate giving access into the rear. There is also a lawned garden.

Rear

A particularly impressive attribute and definite highlight of this alluring family home is the large, enclosed garden at the rear, which is well screened with conifer hedging and consists of a lawn and a block paved patio and matching pathways. There is a timber garden shed, with electric power and light, a cold water tap and external light.

Directions

Exit the M65 motorway at Junction 14 and take the first exit off the roundabout into Vivary Way on the A6068. At the traffic lights at the end of Vivary Way, by the Lloyds BMW garage, turn left into Barrowford Road (B6247). Go round the left hand bend and then turn second right into Alkincoats Road, then first left into Reginald Street and then second right into Knightsbridge 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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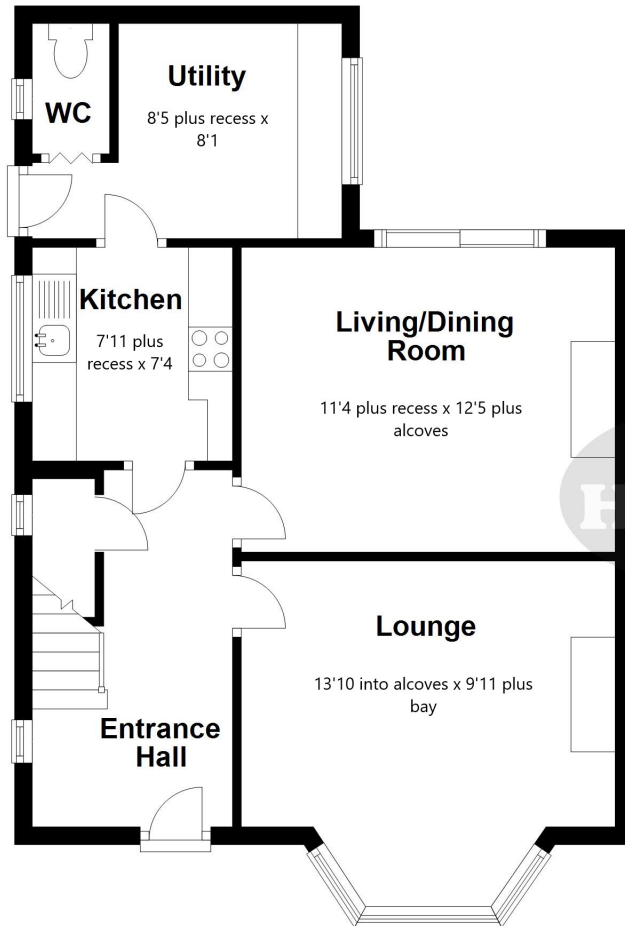


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

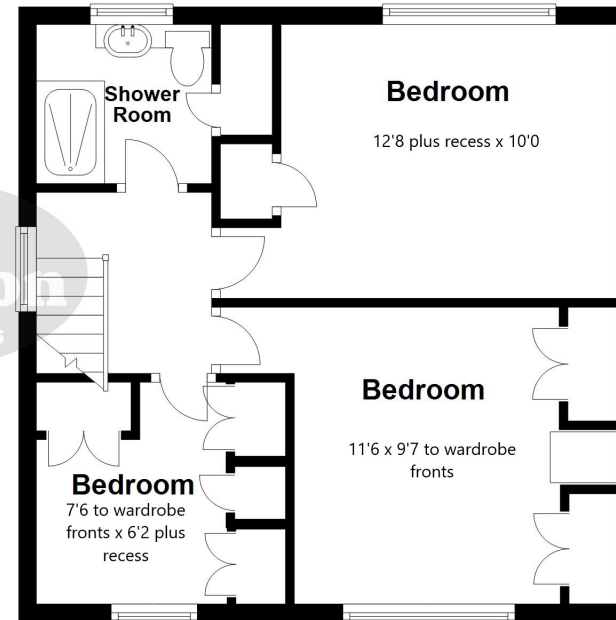
Ground Floor

Approx. 54.1 sq. metres (582.1 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



Total area: approx. 97.7 sq. metres (1051.5 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.

