

**Sally
Harrison**
ESTATE AGENTS

Offers Around £177,500 Freehold



7 Carr Road, Barnoldswick, Lancashire

BB18 5LT



PROPERTY DESCRIPTION

Located in a sought after residential area, situated towards the outskirts of town, this extremely appealing modern townhouse was newly built around 2006/2007 and has the advantage of off road parking space and a charming rear garden/patio. Providing well proportioned living space, this extremely pleasing abode is well presented and tastefully furnished throughout and would be suitable for a wide variety of prospective buyers, particularly those looking to downsize or acquire their first home.

Early viewing is strongly recommended on this delightful home, which is complemented by pvc double glazing and gas central heating, with the accommodation briefly comprising an entrance hallway and a ground floor w.c. The spacious lounge has French doors opening onto the rear garden and there is a good sized breakfast kitchen, which is stylishly fitted with modern units and appliances, namely an electric oven and hob, with a stainless steel extractor canopy over, a microwave, and an integral dishwasher, washer/dryer and fridge/freezer. The two first floor bedrooms are both generous doubles, one having an en-suite shower room and the other having fitted wardrobes and French windows with a Juliette balcony. The bathroom is attractively fitted with a modern three piece white suite, with a shower over the bath.

There is an open porch at the front and a gravel covered forecourt. The parking space at the rear is block paved and there is a lovely, enclosed garden/patio, which is paved and gravel covered for easier maintenance and has raised garden beds. NO CHAIN INVOLVED.

FEATURES

- Extremely Appealing Townhouse
- Sought After Residential Area
- Well Presented & Tastefully Furbished
- Ent. Hall & Ground Floor W.C.
- Pleasant Lounge/Diner with French Doors
- Ftd Breakfast Kitchen inc. Appliances
- 2 Generous Dble Beds - 1 with Ftd W'robes
- En-Suite Shower Rm & Family Bathrm
- Off Rd Parking & Charming Garden
- Early Viewing Highly Rec - No Chain





ROOM DESCRIPTIONS

Ground Floor

Open Porch

Providing shelter over the front entrance, the porch is entered through an attractive carved stone archway and has an electric light.

Entrance Hall

Double glazed, frosted glass entrance door. Tiled floor, radiator and an open staircase, with a spindled balustrade, leading to the first floor.

Lounge/Diner

16' 1" into recess x 14' 10" plus recess (4.90m into recess x 4.52m plus recess)

This spacious, appealing room has pvc double glazed French doors leading out to the rear patio/garden, a radiator, television aerial point and a pvc double glazed window. There is a useful built-in understairs storage cupboard, which has fitted shelves and an electric light.

Breakfast Kitchen

12' 0" x 8' 0" plus recess (3.66m x 2.44m plus recess)

An appealing feature of this charming abode, the good sized breakfast kitchen is fitted with modern units and drawers, laminate worktops, which extend into a breakfast bar, with matching upstands on two walls and a matching splashback on another wall, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven, a microwave, an electric hob, with a stainless steel splashback and a stainless steel extractor canopy over, an integral fridge/freezer, a dishwasher, pvc double glazed window, radiator, tiled floor and downlights recessed into the ceiling.

Ground Floor W.C.

Fitted with a modern two piece white suite, comprising a pedestal wash hand basin, with a mixer tap, tiled splashback and a vanity mirror above, and a w.c. PVC double glazed, frosted glass window, radiator, tiled floor and wall mounted coat hooks.

First Floor

Landing

Spindled balustrade and access to the loft space.

Bedroom One

12' 2" reducing to 10'11 x 12' 0" (3.71m reducing to 3.33m x 3.66m)

This decent sized double room has a pvc double glazed window, with an open aspect, a television point and radiator.

En-Suite Shower Room

Fitted with a three piece suite, comprising a shower cubicle, with a ceiling height tiled splashback, a w.c. and a pedestal wash hand basin, with a tiled splashback and mirror above. PVC double glazed, frosted glass window, radiator, extractor fan and downlights recessed into the ceiling. The wall mounted gas combination central heating boiler is housed in this room.

Bedroom Two

13' 11" to wardrobe fronts x 8' 9" plus recess (4.24m to wardrobe fronts x 2.67m plus recess)

This second double room has stylish fitted wardrobes, incorporating hanging space, shelves and drawers, pvc double glazed French doors, with Juliet style balcony balustrade, a pvc double glazed window and radiator.



Bathroom

Fitted with a modern white three piece suite, comprising a bath, with a shower over, a glazed shower screen and a ceiling height splashback, a w.c. and a pedestal wash hand basin, with a tiled splashback and a vanity mirror above. Chrome finish radiator/heated towel rail, an extractor fan and downlights recessed into the ceiling.

Outside

Front

Gravel covered forecourt, with a paved path leading to the open porch.

Rear

The pleasant rear garden consists of a nice sized, stone flagged patio and a pebble covered area, surrounded by raised garden beds, stocked with well established shrubs. There is a small timber shed, an external light and a block paved off road car parking space.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left and then at the 'T' junction, turn left continuing on Skipton Road. Go straight ahead at the mini roundabout into Gisburn Road, continue on past the two short parades of shops on the left and down the hill. Just after the right turning into Gledstone View, turn left into Carr 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.

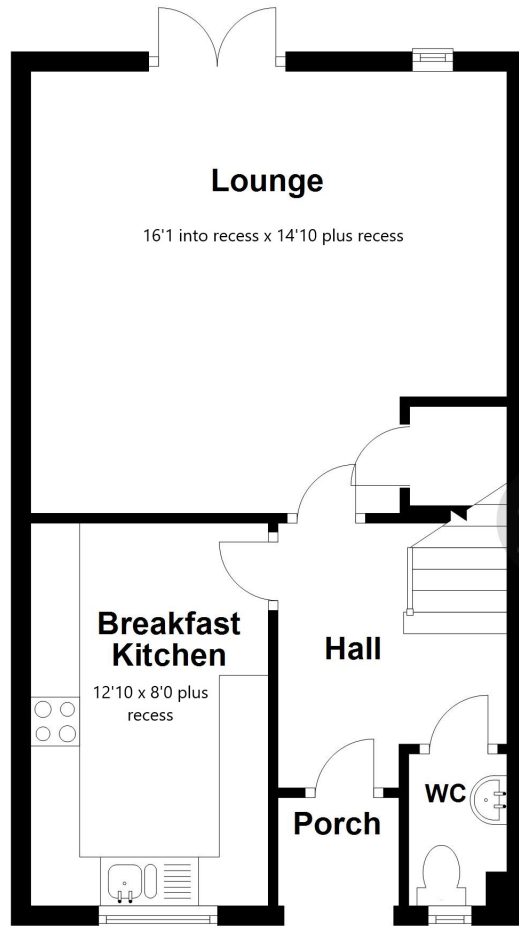
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		91
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland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

FLOORPLAN

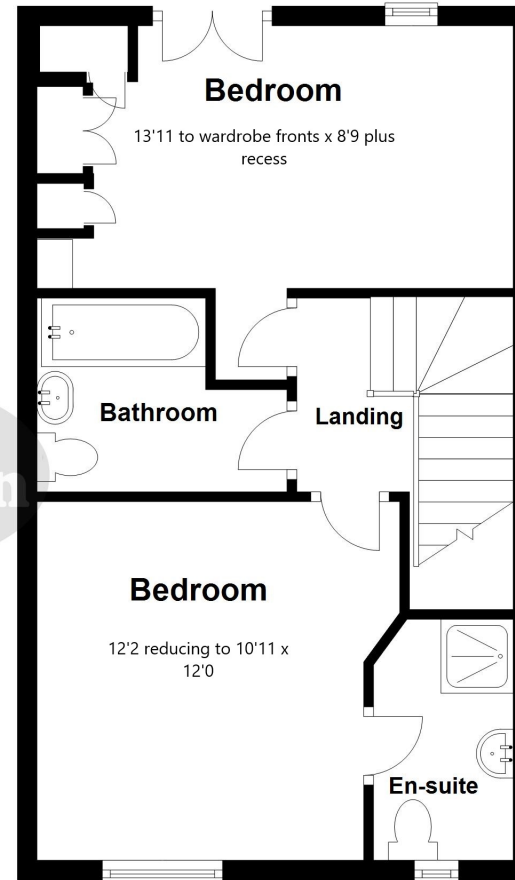
Ground Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 83.0 sq. metres (893.9 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.

