





PROPERTY DESCRIPTION

Backing directly onto farmland, this extremely appealing detached bungalow also has the noteworthy advantage of a conservatory, where one can sit and admire the wonderful far reaching views from the rear. Located towards the outskirts of town, close to the border of Salterforth, this well presented abode provides nicely proportioned living space and internal viewing is highly recommended to appreciate the many desirable attributes it has to offer.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall, with a built-in storage cupboard, and a pleasant lounge/diner, fitted with a log burning stove and French doors opening into the conservatory. The good sized kitchen has fitted units, a built-in electric oven and a gas hob with a stainless steel extractor canopy over, there are three decent sized bedrooms, the largest having built-in wardrobes and an en-suite shower room, and there is a further shower room, attractively fitted with a three piece white suite.

Wrought iron double gates open onto the tarmac covered driveway, which provides tandem off road parking for three cars, there is a gravel covered front garden and a detached single garage. A most delightful attribute of this charming dwelling is the sizeable, enclosed garden at the rear, which is mainly lawned with a stone flagged patio and pathways. NO CHAIN INVOLVED.



FEATURES

- Extremely Appealing Detached Bungalow
- Wonderful Far Reaching Views from Rear
- Located Towards the Outskirts of Town
- Well Presented & Attractively Furbished
- Ent Hall & Lounge/Diner with Stove
- Fitted Kitchen with Oven/Hob
- Charming Conservatory with Views
- 3 Decent Sized Bedrms, 1 Ftd W'robes
- En-Suite Shwr Rm & Family Showr Rm
- Drive, Garage & Delightful Gardens
- Viewing Essential to Appreciate.
- PVC Dble Glazing & Gas CH - NO CHAIN





ROOM DESCRIPTIONS

Entrance Hall

Frosted glass composite entrance door. Wood finish laminate flooring and a built-in storage cupboard.

Lounge/Diner

18' 0" x 11' 9" plus recess, reducing to 9' 8 plus recess (5.49m x 3.58m plus recess, reducing to 2.95m plus recess)

This extremely pleasant and inviting room is laid with attractive wood finish laminate flooring and features a wood burning stove, set on a slate hearth. It also has two radiators, wall light points, a pvc double glazed window and pvc double glazed double French doors opening into the conservatory.

Conservatory

12' 10" x 6' 3" (3.91m x 1.91m)

Taking full advantage of the lovely rural outlook and wonderful far reaching views from the rear, the pvc double glazed conservatory has a radiator, a wall light point and pvc double glazed double French doors opening out to the patio and garden.

Kitchen

10' 5" x 8' 3" (3.17m x 2.51m)

The good sized, attractively refurbished kitchen is fitted with white shaker style units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine, space for a condenser tumble dryer, a pvc double glazed window and radiator. The wall mounted gas combination central heating boiler is housed in the kitchen.

Bedroom One

14' 2" plus recess x 8' 8" to wardrobe fronts, plus recess (4.32m plus recess x 2.64m to wardrobe fronts, plus recess)

This large double room is laid with wood finish laminate flooring and has stylish, light wood finish, built-in wardrobes, providing abundant storage space, a pvc double glazed window and a radiator.

En-Suite Shower

Fitted with a three piece white suite, comprising a tiled shower cubicle, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window and a radiator.

Bedroom Two

11' 7" x 7' 6" plus large recess (3.53m x 2.29m plus large recess)

This second double room is also laid with wood finish laminate flooring and has a pvc double glazed window and a radiator. Access to the loft space.

Bedroom Three

8' 3" x 7' 6" plus recess (2.51m x 2.29m plus recess)

PVC double glazed window and wood finish laminate flooring.

Shower Room

7' 5" x 5' 6" (2.26m x 1.68m)

Majority tiled, with a tiled floor, and fitted with a three piece white suite, comprising a double size shower cubicle, which is lined with pvc 'wet wall' style panelling and fitted with a fold-down seat, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, radiator and downlights recessed into the ceiling.

Outside

Front/Side

Extremely attractive, good quality, wrought double iron gates open onto and enclose the tarmac covered drive, which gives access down the side of the bungalow to the garage and allows tandem parking for up to three cars. The front garden is gravel

covered for easier maintenance and could be used for additional visitor parking, if needed. There is an external electric light and cold water tap.

Detached Garage

17' 9" x 9' 11" (5.41m x 3.02m)

The garage has an up and over door, electric power and light, a pvc double glazed window and a pvc personal door.

Rear

A particularly desirable and alluring asset of this prime bungalow is the delightful garden at the rear, which directly adjoins and overlooks open farmland, beyond which there are stunning long distance views. It consists of a paved patio directly behind the bungalow, with the remainder being lawned. There is also an external light and, to one side of the garage, is a paved area, which provides the ideal place for storing wheelie bins.

Directions

Proceed out of Barnoldswick along Kelbrook Road. Go past West Craven High School and down the hill to the crossroads at Salterforth. Turn left at the crossroads into Earby Road, follow the road round the sharp right hand bend and continue on this road, past The Hayfields on the right, Elm Close on the left and then Sykes Close on the right, go round the next left hand bend, up the hill and continue straight on, past Park Avenue on the left, heading out of Salterforth into Earby. On entering Earby, take the second left turning into Warwick Drive and the bungalow is on the right.

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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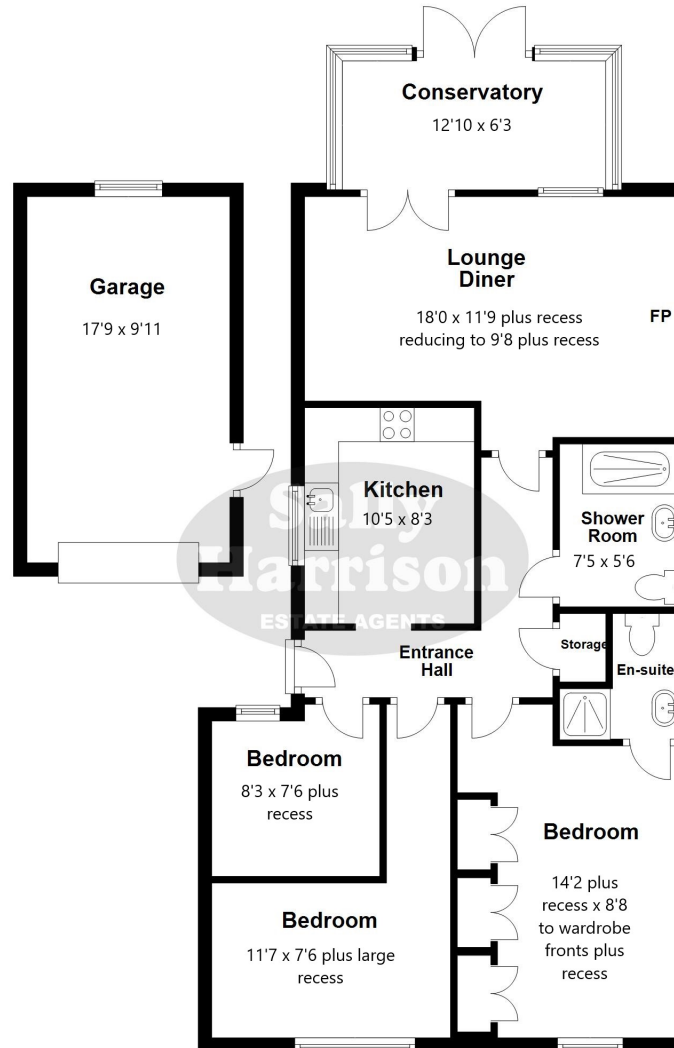


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

Ground Floor

Approx. 100.9 sq. metres (1086.2 sq. feet)



Total area: approx. 100.9 sq. metres (1086.2 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.

