





## PROPERTY DESCRIPTION

Located in a highly sought after residential area, towards the outskirts of town, close to the beautiful countryside which surrounds Barnoldswick, yet also within relatively easy reach of the town centre amenities, this delightful, stone built mid terraced house provides generously proportioned family living space, which is well-presented and tastefully furnished throughout. Ideal for those looking to acquire their first home, or for buyers with a growing family, internal viewing is strongly recommended to fully appreciate the many desirable attributes this excellent abode has to offer.

## FEATURES

- Delightful, Spacious Terr Hse with Forecourt
- Excellent Family Home in Prime Loc
- Well Presented & Tastefully Furbished
- Highly Sought After Area – Near Outskirts
- Pleasant Sitting Rm - F'place & Gas Fire
- Superb Open Plan Din Rm & Kit & Useful Cellar
- 3 Generous Bedrooms inc. Large Attic
- Stylish, Superior Quality Fully Tiled Shwr Rm
- Charming Stone Flagged Yard/Patio
- PVC DG & GCH – Early Viewing Recmmndd





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

PVC entrance door, with a pvc double glazed window light above.

#### Sitting Room

14' 5" into alcoves x 10' 10" plus recess (4.39m into alcoves x 3.30m plus recess)

This good sized, appealing room features a period style, cast iron fireplace, with a carved, solid mahogany surround and matching mirror above, a marble hearth, fitted with a living flame gas fire. It also has a pvc double glazed window, a period style radiator, plus an additional contemporary radiator, a ceiling rose and ceiling coving, a picture rail, television aerial and telephone points and wood effect laminate flooring.

#### Small Inner Hall

Stairs to the first floor.

#### Open Plan Living/Dining Room & Kitchen

L Shaped - 14' 6" into alcoves x 12' 11" (4.42m into alcoves x 3.94m) plus 8' 7" plus recess x 7' 3" (2.62m plus recess x 2.21m)

The second reception room and the kitchen have been opened up to provide an excellent family living space and to enlarge the kitchen area and is laid throughout with wood effect laminate flooring. This generously proportioned, impressive room boasts an exposed red brick feature wall in the living and dining area, which incorporates a splendid fireplace, recessed into the chimney breast and fitted with a gas stove style fire set on a stone flagged hearth. It also has a pvc double glazed window, period style radiator and a door giving access to the stairs down to the cellar.

The kitchen is well equipped with an extensive range of light wood fronted units and drawers, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It is also fitted with a superior Rangemaster stove, which includes two ovens and a grill, a five ring gas hob and a hot plate, with a large Rangemaster extractor canopy over. There is also an integral fridge/freezer and dishwasher, washing machine, space for a condenser tumble dryer, a pvc double glazed window, wall mounted gas condensing combination boiler and an attractive composite external door, with a pvc double glazed window light above.

#### Cellar

11' 6" plus recess x 10' 6" (3.51m plus recess x 3.20m)

The extremely useful cellar provides excellent storage space and has electric power and light, with downlights recessed into the ceiling.

### First Floor

#### Landing

Spindled balustrade, radiator and enclosed stairs to the second floor.

#### Bedroom One

14' 6" into alcoves x 11' 1" (4.42m into alcoves x 3.38m)

A good size and enjoying the open aspect from the front, this double room has a pvc double glazed window and a radiator.

#### Bedroom Two

11' 8" extending to 16' 1 x 7' 11" plus recess (3.56m extending to 4.90m x 2.41m plus recess)

A second double room with a pvc double glazed window, radiator and television aerial.

#### Shower Room

7' 5" plus recess x 5' 9" (2.26m plus recess x 1.75m)

Tastefully refurbished and fully tiled, the shower room is fitted with a modern three piece white suite, comprising a larger than standard, glazed shower unit, fitted with a fixed 'rainfall' style shower head, plus an additional, flexible showerhead, a w.c. and a wash hand basin, with a mixer tap, set in a drawer cabinet, with an illuminated vanity mirror above. It also has a chrome finish radiator/heated towel rail, a pvc double glazed frosted glass window, tiled floor and downlights recessed into the ceiling.



### Second Floor

#### Attic Bedroom

L Shaped - 11' 4" x 8' 10" (3.45m x 2.69m) plus 10' 2" x 6' 4" plus recess (3.10m x 1.93m plus recess)

The large attic provides a spacious third double bedroom and has a double glazed Velux style window, a radiator, electric power and light. Access to under the eaves.

#### Attic Room Two

9' 5" x 6' 3" (2.87m x 1.91m)

This second room provides useful storage space and could also be used as a home office or study area.

### Outside

#### Front

Enclosed, stone flagged forecourt, surrounded by wrought iron railings, on top of a low stone wall, with a matching gate.

#### Rear

The nice sized, enclosed yard/patio is laid with attractive Indian stone flags with patio furniture, and there is a useful store and a cold water tap.

#### Directions

Proceed from our office on Church Street towards Manchester Road. On the sweeping left hand bend at the bottom of Manchester Road turn right into Walmsgate. Take the first left turning into Cavendish Street, go up the hill, past the detached houses on the left and the house is the second to last in the terraced row on the left.

#### 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

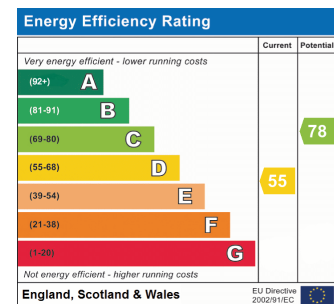
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

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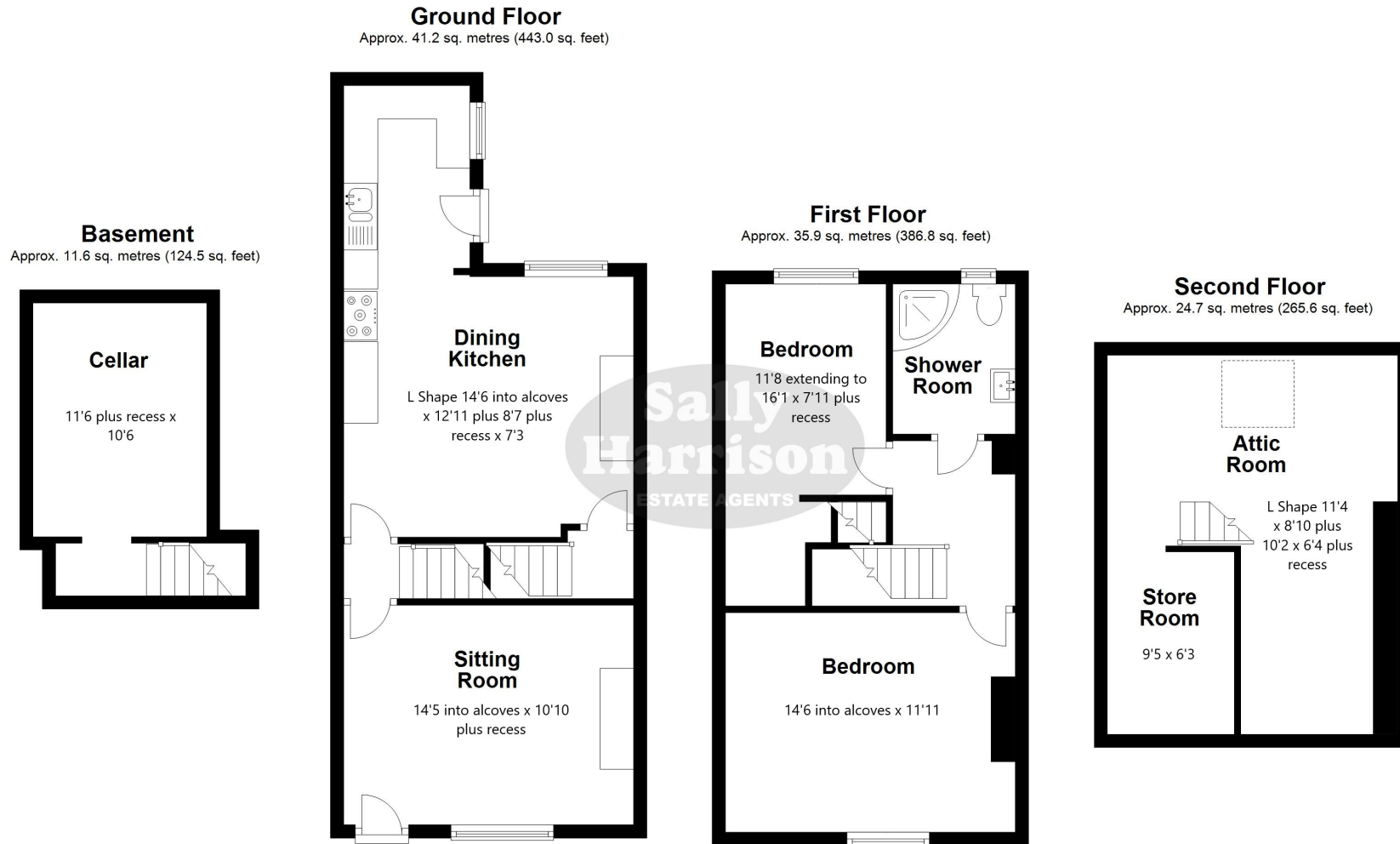
#### House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

13A25TT/06C25TT



# FLOORPLAN



Total area: approx. 113.3 sq. metres (1220.0 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.

