



9 Coates Lane, Barnoldswick, Lancashire

BB18 6HJ



## PROPERTY DESCRIPTION

We are absolutely delighted to introduce this superior detached bungalow, which is set on a prime, sizeable corner plot, located in a highly desirable, extremely sought after area, towards the outskirts of town. Well situated, within easy reach of the beautiful open countryside, Leeds/Liverpool Canal and Greenberfield Locks, this delightful abode is just a short walk to Rolls Royce Leisure Club, which incorporates a restaurant, gym and a bowling green. Internal viewing is essential to fully appreciate the generously proportioned living space offered by this appealing dwelling, which has the advantage of a detached double garage, a drive providing off road parking for two to three cars and beautifully tended gardens to the front, side and rear.

## FEATURES

- Superior, Desirable Detached Bungalow
- Prime, Unusually Extensive Corner Plot
- Highly Sought Residential Area
- Generously Proportioned & Well Pres'td
- Porch & Impressive Lounge & Dining Room
- Huge Living/Dining Kitchen with Aga
- 4 Decent Sized Bedrms - 1 inc. Ftd W'robes
- Attractive 3 Pc Bathrm & Shwr Rm
- Lawned Gardens Front & Side & Rear Patio
- Large Detached Double Garage & Drive
- Gas CH & Majority PVC Dble Glazing
- Early Vwg Very Strongly Rec - No Chain





## ROOM DESCRIPTIONS

### Entrance Porch

7' 11" x 6' 0" plus recesses (2.41m x 1.83m plus recesses)

Wood entrance door, with floor to ceiling double glazed windows at one side. Radiator and a half glazed internal door opening into the lounge/dining room.

### Lounge & Dining Area

L Shape - 24' 1" x 10' 6" (7.34m x 3.20m) plus 11' 5" x 9' 0" (3.48m x 2.74m)

This delightful, generously proportioned, light and airy 'L' shaped room has three radiators and three pvc double glazed windows in the side and front elevations, which overlook the garden.

### Inner Hall

A radiator and access to the loft space, which is part boarded.

### Living/Dining Kitchen

22' 0" x 15' 5" (6.71m x 4.70m)

A particularly impressive highlight of this exceptional bungalow, the unusually large living/dining kitchen allows ample space for a family dining table and is fitted with an extensive range of superior quality wood fronted units and drawers, including an attractive 'dresser' unit, incorporating glazed display cabinets and plate racks, marble worktops, with matching upstands, and a one and a half bowl sink, with a mixer tap. It also boasts a gas fired Aga cooker, with two ovens and two hot plates, over which is a decorative canopy incorporating downlights, and has an integral microwave, dishwasher and fridge. The gas condensing combination central heating boiler is housed in a tall unit, in which there is also space and plumbing for a washing machine, and this fabulous family kitchen has a tiled floor and features a built-in sofa, with storage underneath. The room is flooded with natural light from two pvc double glazed windows and a pvc double glazed, sliding patio door.

### Bedroom One

11' 1" to wardrobe fronts x 10' 2" (3.38m to wardrobe fronts x 3.10m)

This double room has a pvc double glazed window, a radiator and good quality built-in wardrobes, extending the full length of one wall, incorporating hanging space, drawers and shelving, with the centre one having mirror fronted doors.

### Bedroom Two

11' 0" x 10' 4" (3.35m x 3.15m)

Also a good sized double room, with a pvc double glazed window and a radiator.

### Bedroom Three

9' 10" x 8' 1" (3.00m x 2.46m)

Another double room, with a pvc double glazed window and a radiator.

### Bedroom Four

10' 2" x 7' 11" (3.10m x 2.41m)

Providing a fourth small double or a large single room, with a pvc double glazed window and a radiator.

### Bathroom

7' 10" x 5' 6" (2.39m x 1.68m)

Fitted with a three piece white suite, comprising a bath, with a mixer tap, a w.c. and a pedestal wash hand basin, with a mixer tap. Radiator and double glazed Velux window.

### Shower Room

8' 1" x 7' 2" (2.46m x 2.18m)

Fitted with a three piece white suite, comprising a larger than standard, glazed shower cubicle, lined with marble effect 'wet wall' style panelling, a w.c. and a pedestal wash hand basin, with a vanity mirror above. The room also has a heated towel rail, an additional radiator, a pvc double glazed, frosted glass window, a double glazed Velux window and a useful built-in storage/airing cupboard, fitted with a radiator and shelving.

### Outside

#### Front/Side

Set on a substantial corner plot, the bungalow has a large lawn to the front and one side of the dwelling, screened and surrounded by mature, neatly trimmed conifers, laurels and beech hedging, with additional shrub and tree borders. There are stone flagged areas in front of the bungalow, extending down one side to a wrought iron gate giving access into the rear patio/garden. A double width, tarmac covered drive provides a good amount of off road parking and there are two external lights.

#### Detached Double Garage

24' 5" into recess x 18' 2" (7.44m into recess x 5.54m)

Another particularly desirable and advantageous asset of the property is the large, detached double garage, which has twin, remote controlled, electric up and over doors, electric power and lights, a gas cooker point, space and vent for a tumble dryer, fitted units and drawers, a frosted glass window, cold water tap and a stable style, personal door in one side.

#### Rear/Side

The sizeable, enclosed area to the rear and other side of the bungalow is laid with stone flags, for easy maintenance, and enjoys considerable privacy, providing the perfect spot for soaking up the sun in the summer months, as well as al fresco dining, parties and barbecues. Extending the full length of the area to the side and rear, attached to the bungalow, is a canopy providing shelter and there are also external lights and a cold water tap.

#### Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, turn left at the 'T' junction and then go right at the mini roundabout, continuing on Skipton Road. Go past the Aldi supermarket and Rolls Royce on the left, continue up the hill, over the canal bridge and then, immediately through the sweeping left hand bend, just before Rolls Royce Sports & Social Club, turn left into Coates Lane and the property is on the left hand side.

#### 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.

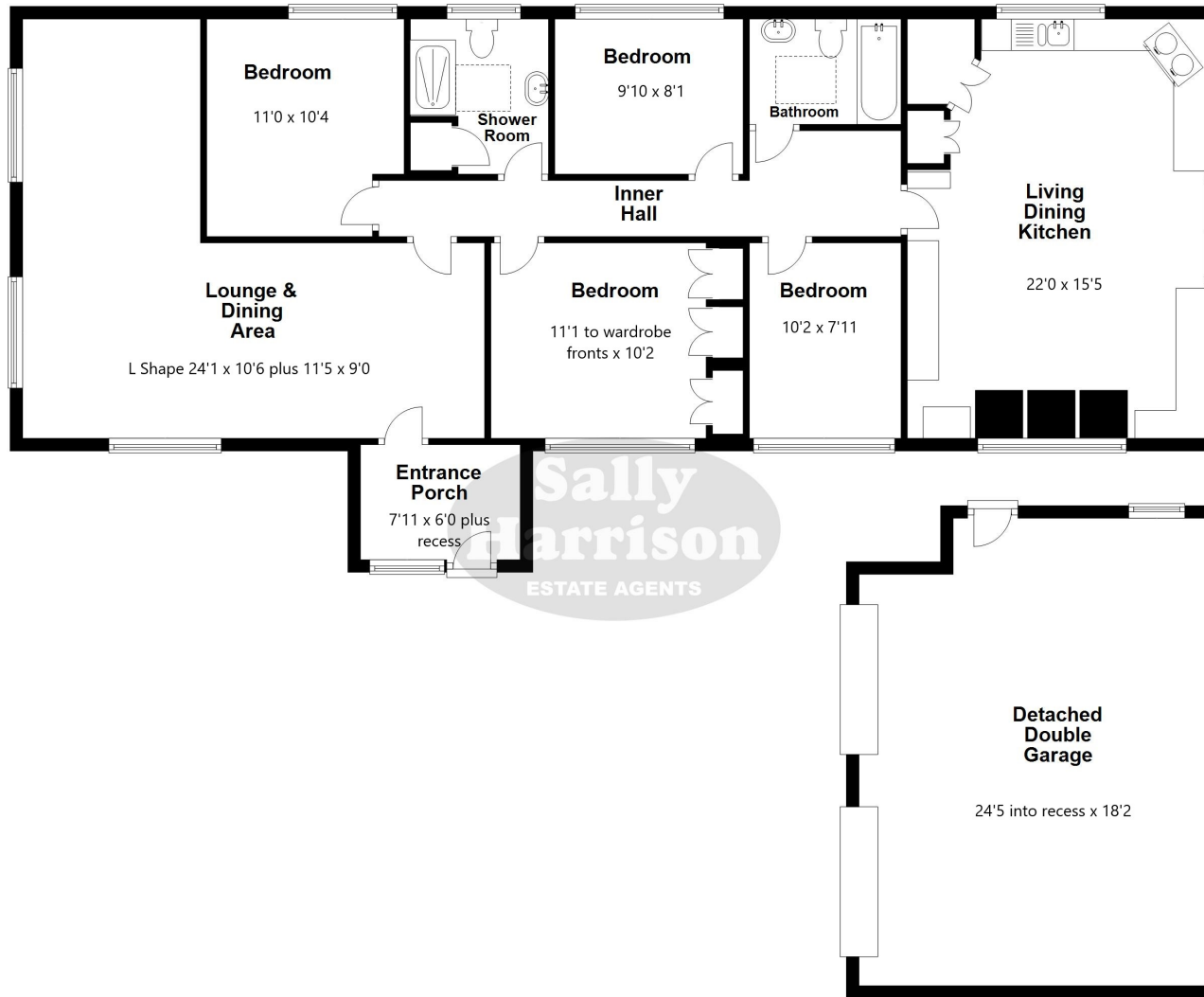
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>	<b>68</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

# FLOORPLAN

## Ground Floor

Approx. 169.6 sq. metres (1825.1 sq. feet)



Total area: approx. 169.6 sq. metres (1825.1 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.