



5 Clarence Street, Barnoldswick,
Lancashire BB18 5DX



PROPERTY DESCRIPTION

Tucked away in a much sought-after residential area, this particularly appealing, stone built mid terraced house has the considerable advantage of off-road parking, a delightful, enclosed paved patio and a pleasant open aspect from the rear. Located within easy reach of the shops and other facilities in the town centre, primary and secondary schools, a children's nursery and the Sports Centre, this charming home provides tastefully furnished, well-presented and nicely proportioned living space and would suit a wide range of buyers, especially those looking to acquire their first home or ones wishing to downsize and be handy for amenities. Internal viewing is absolutely essential in order to appreciate the many pleasing features this alluring abode has to offer and early viewing is strongly recommended so as not to miss it!

FEATURES

- Extremely Appealing Mid Terraced House
- Off Rd Prkg, Enc. Patio & Summerhse to Rear
- Sought After Loc - Open Aspect from Rear
- Nicely Proportioned Acc - GCH & PVC DG
- Tastefully Furbished & Well Pres'td Home
- Sitting Rm with Rustic Fireplace & Stove
- Impressive Open Plan Living/Din Rm & Kitchen
- 2 Double Bedrms - 1 with En Suite Bathroom
- Attractive Shower Rm with Modern White Suite
- Ideal for FTB's - Early Viewing Strongly Rec.





ROOM DESCRIPTIONS

Ground Floor

Entrance

Attractive pvc double glazed, frosted glass entrance door, with a window light above, opening into the sitting room.

Sitting Room

12' 1" plus alcoves x 10' 11" plus recess (3.68m plus alcoves x 3.33m plus recess)
A charming and inviting room, featuring a rustic brick fireplace, recessed into the chimney breast, fitted with a multi-fuel stove set on a stone hearth and also having a pvc double glazed window, radiator, television and telephone points and stairs to the first floor.

Open Plan Living/Dining Room & Kitchen

13' 10" x 13' 2" into alcoves (4.22m x 4.01m into alcoves) plus 5' 8" x 6' 5" (1.73m x 1.9m)
This impressive family living space is laid throughout with wood finish laminate flooring and features an impressive, decorative fireplace, recessed into the chimney breast, with a large stone lintel above and a raised stone hearth. It also has a pvc double glazed window, radiator, television point, down-lights recessed into the ceiling and an under-stairs storage cupboard, with fitted shelves and an electric light.
The kitchen has been opened up into the second reception room to increase the kitchen space and is fitted with stylish cream units and drawers, which extend part way into the living/dining room, wood finish laminate worktops, with tiled splashbacks, concealed lighting under the wall units and a single drainer sink, with a hose style mixer tap. It also has a built in electric oven and a gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine and the gas condensing combination central heating boiler is concealed in a cupboard matching the units. There is also a pvc double glazed window and a pvc double glazed, frosted glass external door.

First Floor

Landing

Access to the loft space.

Bedroom One

13' 3" into alcove x 11' 0" (4.04m into alcove x 3.35m)
Benefitting from the lovely open aspect from the rear, this good sized double room has a pvc double glazed window and a radiator.

En-Suite Bathroom

This tastefully furnished bathroom is fitted with a modern three piece white suite, comprising a bath, with a 'waterfall' style mixer tap, a fixed 'rainfall' style shower over the bath, plus an additional hand-held shower head, a tiled splashback and a folding, glazed shower screen. The remainder of the walls of the bathroom are lined with pvc 'wet wall' style panelling and there is also a pedestal wash hand basin, with a mirror fronted cabinet above, and a w.c. PVC double glazed, frosted glass window, radiator and downlights recessed into the ceiling.

Bedroom Two

13' 4" into alcoves x 11' 0" (4.06m into alcoves x 3.35m)
Another spacious double room, with a pvc double glazed window and radiator.



Shower Room

Attractively furnished and an extremely beneficial asset of the property, this additional shower room is fitted with a modern three piece white suite, comprising a fully tiled shower cubicle, fitted with an electric shower, a w.c. and a pedestal wash hand basin, with a vanity mirror above. Chrome finish radiator/heated towel rail, downlight recessed into the ceiling and an extractor fan.

Outside

Rear

Directly behind the house is an enclosed, stone flagged yard. with an external cold water tap and a large outbuilding, attached to the kitchen, which could be made into an external utility and has electric power and light, providing extremely useful storage space and which could also be used for housing a motorbike and/or bicycles. Across the back street is an off road parking space and an enclosed, flagged patio, on which a summerhouse is located, with electric power supply.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and then go straight ahead at the traffic lights by the Police Station into Essex Street. Take the third left turning into Rook Street, then turn first right into Harrison Street. Continue right to the end of Harrison Street and turn left at the railings and then left again into Clarence Street.

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

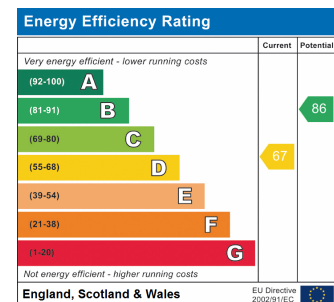
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

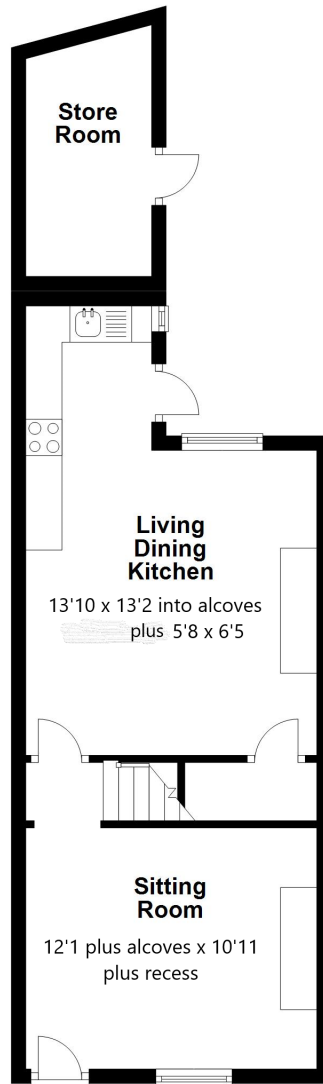
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FLOORPLAN

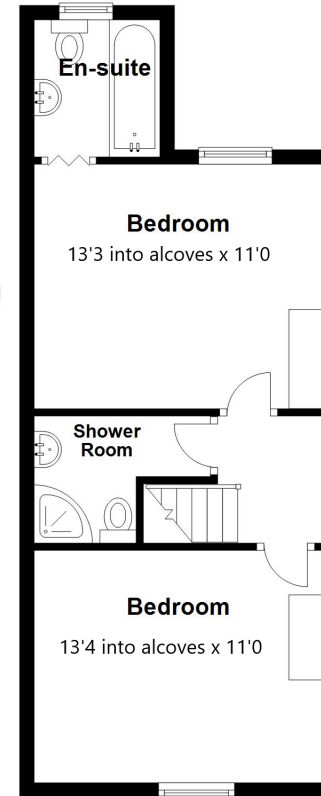
Ground Floor

Approx. 43.4 sq. metres (467.3 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.4 sq. feet)



Total area: approx. 81.5 sq. metres (877.8 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.

