



## 21 East Hill Street, Barnoldswick, Lancashire. BB18 6AN

Located just a short walk from the town centre shops, cafés and amenities, this charming double fronted back-to-back end cottage would be ideal for single person, a couple or as an investment property for a buy to let landlord. This appealing abode has the unusual advantage of a good-sized, enclosed patio, which has a timber shed, providing great storage space.

This modest home benefits from pvc double glazing and gas central heating, run by a Viessmann condensing combination boiler, and the accommodation briefly comprises an open plan living room and kitchen, the cosy and inviting living room features a fireplace fitted with a gas fire, and stairs to the first floor with an under stairs storage cupboard. The kitchen is fitted with wood fronted shaker style units and drawers, laminate worktops and a built-in electric oven and hob, with extractor hood over, plumbing for a washing machine and integral fridge/freezer.



**Offers Around £89,500 Freehold**

## PROPERTY DESCRIPTION

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There is a decent sized double bedroom on the first floor and a larger than average bathroom, which is fitted with a three-piece white, with an electric shower over the bath. **EARLY VIEWING STRONGLY RECOMMENDED - NO CHAIN INVOLVED.**

## FEATURES

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- Charming Back-to-Back Cottage
- Well Presented Home - No Chain Involved
- Ideal for a Single Person, Couple or Landlord
- Short Walk from Town Centre & Amenities
- Open Plan Living Room & Kitchen
- Decent Sized Double Bedroom
- Good Sized 3 Pc Bathroom – White Suite
- Pleasant, Enclosed Patio - Timber Shed
- PVC DG & Gas Central Heating
- Viewing Essential to Fully Appreciate



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance

PVC double glazed, frosted glass entrance door.

#### Open Plan Living Room & Kitchen

13' 4" x 10' 0" plus alcoves (4.06m x 3.05m plus alcoves) plus 8' 0" x 6' 5" (2.44m x 1.96m)

A cosy and inviting 'L' shaped room, with the living area having a fireplace and fitted gas fire, a radiator, pvc double glazed window and stairs to the first floor, with a useful under-stairs storage cupboard which has electric power and light. The kitchen has wood fronted shaker style units and drawers, laminate worktops, tiled splashbacks and a single drainer sink, with a mixer tap. It also has a built-in electric oven and electric hob, with an extractor hood over, plumbing for a washing machine, an integral fridge/freezer, a pvc double glazed window and tiled floor.

### First Floor

#### Landing

Access to the loft space.

#### Bedroom One

13' 7" x 9' 8" (4.14m x 2.95m)

This double room has a pvc double glazed window and a radiator.

#### Bathroom

7' 9" plus recess x 7' 0" (2.36m plus recess x 2.13m)

The larger than average bathroom is half tiled and fitted with a three piece white suite, comprising a bath, with a mixer tap/hand-held shower, plus an additional electric shower over the bath and a glazed shower screen, a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window, radiator and built-in storage cupboard, housing the gas condensing combination central heating boiler.

### Outside

#### Front

Sizeable, enclosed patio with a timber shed.

#### Directions

Proceed from our office on Church Street into Station Road. At the crossroads, go straight ahead into Wellhouse Road, continue past the entrance to the Co-op Supermarket and the Fire Station and then turn right into Wellhouse Street. East Hill Street is on the left immediately after Wellhouse Square.

#### 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.

**07A25TT**



# FLOORPLAN & EPC



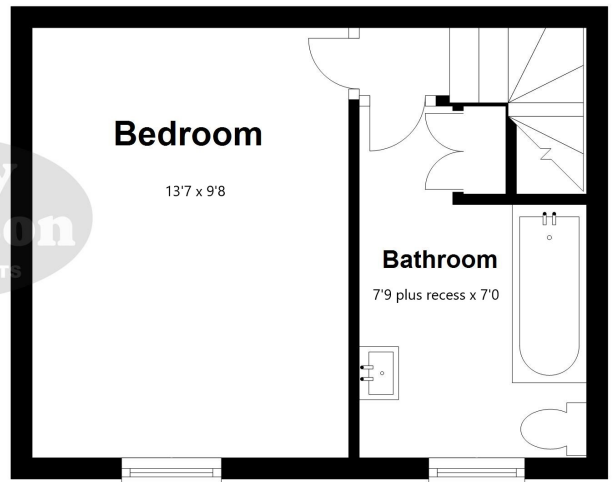
## Ground Floor

Approx. 22.0 sq. metres (236.6 sq. feet)



## First Floor

Approx. 21.4 sq. metres (230.6 sq. feet)



Total area: approx. 43.4 sq. metres (467.2 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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