





PROPERTY DESCRIPTION

This garden fronted end terraced house is set in the highly desirable village of Salterforth, enjoying an open aspect from both the front and rear. Internal viewing is essential to fully appreciate the many appealing features this lovely home has to offer, which include a detached garage at the rear and well proportioned, attractively presented living space. Located on the outskirts of Barnoldswick, Salterforth has a Primary School, the Anchor Inn Public House, easy access to the Leeds/Liverpool Canal, with shops and supermarkets being just a very short drive into Barnoldswick.

Complemented by gas central heating and pvc double glazing, including beautiful composite external doors, the accommodation briefly comprises an entrance hall and an extremely pleasant lounge, featuring a fireplace recessed into the chimney breast, fitted with a multi fuel stove. There is a spacious living/dining room and a nice sized kitchen, which has fitted units and a built-in electric oven and hob.

The first floor landing allows space for a home office area and there are three decent sized bedrooms, two generous doubles and a large single. The larger than average bathroom is half tiled and fitted with a four piece white suite, including a roll top bath with claw feet and a separate shower cubicle.

The forecourt is pebble covered for lower maintenance, the enclosed yard at the rear is laid with stone flags and the detached garage has an up and over door and electric power and light.

FEATURES

- Garden Fronted End Terraced House
- Highly Desirable Village Location
- Attractively Presented Family Home
- Well Proportioned Living Space
- Ent Hall & Lounge with F'place & Stove
- Spacious Living/Dining Room
- Nice Sized Ftd Kitchen - Oven/Hob
- 3 Good Sized FF Bedrooms
- Larger than Average 4 Pc Bathroom
- Enclosed Yard & Detached Garage
- PVC Double Glazing & Gas CH
- Internal Viewing Strongly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Attractive composite entrance door. Stairs to the first floor, radiator, dado rail and ornate ceiling coving.

Lounge

12' 8" into alcoves x 12' 7" (3.86m into alcoves x 3.84m)

A good sized and very pleasant room, which has an open aspect and features a fireplace, recessed into the chimney breast, with a wood beam lintel above, fitted with a multi-fuel stove, set on a stone hearth. PVC double glazed window, radiator, with an ornate cover, and ceiling coving.

Living/Dining Room

13' 10" x 12' 0" plus alcoves (4.22m x 3.66m plus alcoves)

This spacious second reception room is laid with wood finish laminate flooring and has a decorative fireplace, recessed into the chimney breast, a base cupboard built into one chimney breast alcove, a pvc double glazed window, with an open outlook, a radiator with ornate cover and under-stairs storage cupboard.

Kitchen

10' 9" x 7' 8" plus recess (3.28m x 2.34m plus recess)

The nice sized kitchen has fitted units, wood effect laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a ceramic electric hob, with an extractor hood over, plumbing for a washing machine, space and plumbing for a slimline dishwasher, a pvc double glazed window and attractive composite external door.

First Floor

Landing

The large landing allows space to be used a study/office area and has downlights recessed into the ceiling, a spindled balustrade, dado rail and radiator. Access to the loft space.

Bedroom One

13' 9" x 10' 9" into alcoves (4.19m x 3.28m into alcoves)

Enjoying the lovely rural aspect from the rear, this double room has a pvc double glazed window and a radiator.

Bedroom Two

12' 10" x 9' 8" (3.91m x 2.95m)

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

Bedroom Three

9' 4" x 6' 6" (2.84m x 1.98m)

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

Bathroom

10' 10" x 7' 11" (3.30m x 2.41m)

Another of the many impressive and enticing attributes of this excellent family home, the larger than average bathroom is half tiled and fitted with a four piece white suite, comprising a roll top bath with clawed feet and a mixer tap with a shower attachment, a separate shower cubicle, which is lined with pvc 'wet wall' style panelling and fitted with an electric shower, a pedestal wash hand basin and a w.c. It also has a pvc double glazed, frosted glass window, a combined radiator and heated towel rail, an additional chrome finish radiator/heated towel rail and built-in cupboards, one housing the gas condensing combination central heating boiler.



Outside

Front

Garden forecourt, which is pebble covered and surrounded by a low stone wall, with attractive wrought iron fencing on top and a matching wrought iron gate.

Rear

Enclosed, stone flagged yard, with an external light.

Garage

15' 7" x 10' 9" (4.75m x 3.28m)

Located directly behind the house, the stone built garage is a particularly beneficial and valuable asset of the property and has an up and over door, electric power and light, a window and a personal door.

Directions

Proceed out of Barnoldswick, along Kelbrook Road (B6383) towards Salterforth and Kelbrook. Harry Street is on the right, immediately through the crossroads in Salterforth and the right turn into Salterforth Lane and the left turning into Earby Road.

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.

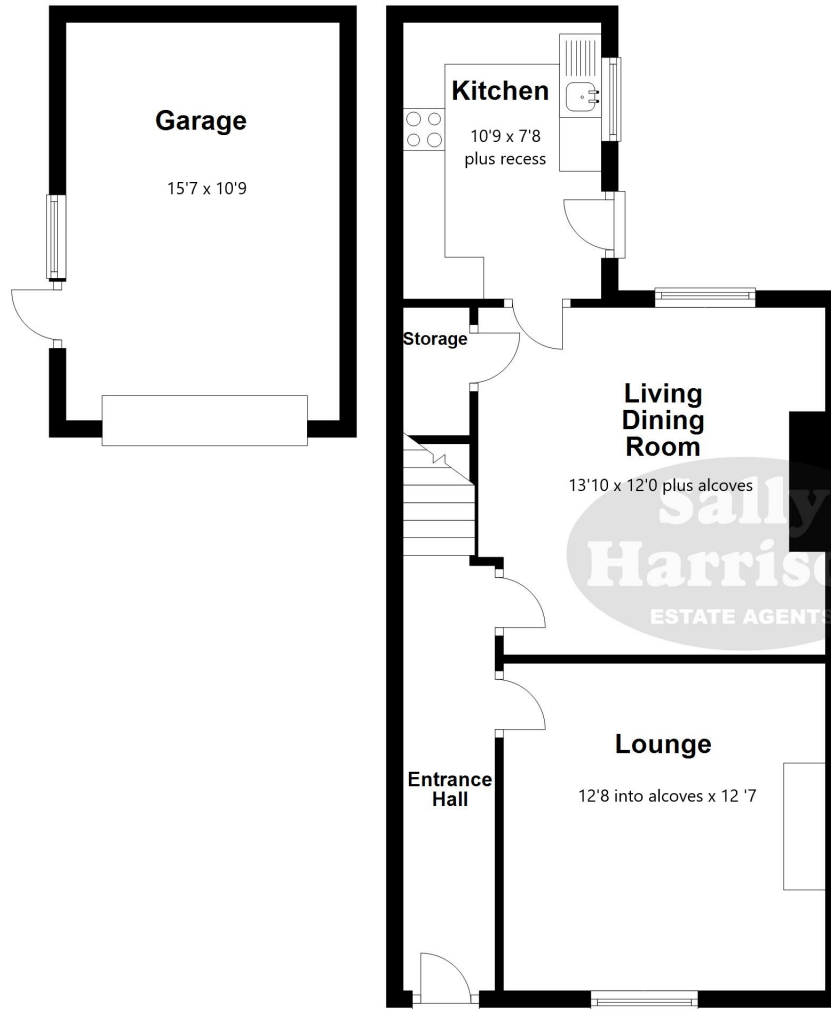
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN

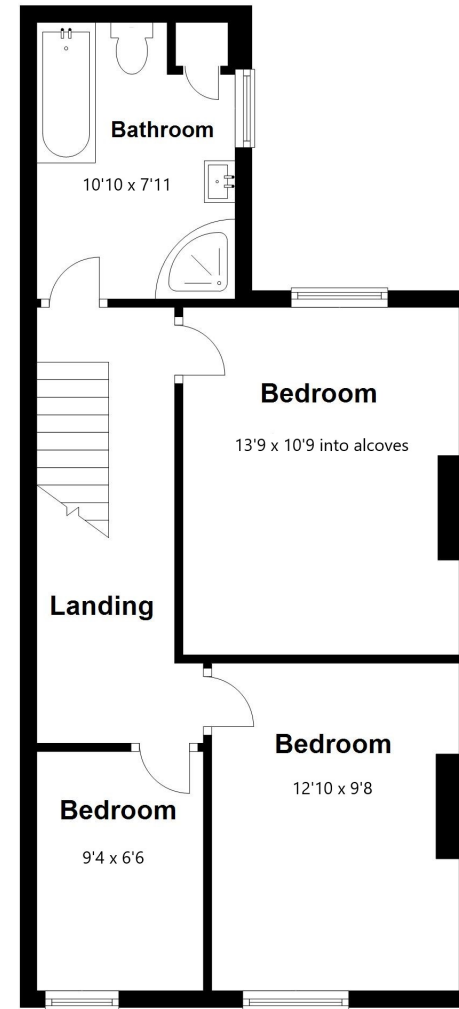
Ground Floor

Approx. 65.0 sq. metres (699.2 sq. feet)



First Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



Total area: approx. 114.9 sq. metres (1236.3 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.

