





PROPERTY DESCRIPTION

Early viewing is strongly recommended on this appealing mid terraced house, which provides well presented living space and would be absolutely ideal for either a growing family or buyers looking for their first home. Located in a popular residential area, this lovely home is conveniently situated just a short walk to the town centre shops, cafés and other amenities, with Gisburn Road and Church Primary Schools, West Craven High School and Pendle Nursery also being within easy reach.

Having the advantage of the house being re-roofed in March 2023 (with exception of the kitchen), and benefiting from pvc double glazing and gas central heating, run by a condensing combination boiler, the accommodation briefly comprises an entrance vestibule, hall and a charming sitting room. The good sized and very pleasant living/dining room features a rustic fireplace fitted with a multi fuel stove and the kitchen is stylishly fitted with modern units, a built-in electric oven and a gas hob, with a stainless steel extractor canopy over, with the worktops extending underneath the stairs to provide extra counter top space with shelving.

There are two decent sized double bedrooms on the first floor and a fully tiled shower room, which is attractively fitted with a three piece white suite. The landing has a built-in storage cupboard and enclosed stairs lead to the large converted loft room, which could be utilised as an occasional third bedroom.

The forecourt has been laid with Indian stone flags and the enclosed rear yard has two outbuildings providing excellent storage space.

FEATURES

- Spacious Terraced House with Forecourt
- Well Presented, Appealing Family Home
- Popular Area Close to Schools & Nursery
- Short Level Walk to Shops & Amenities
- Vestibule, Hall & Charming Sitting Rm
- Good Sized Living/Dining Rm with Stove
- Modern Fitted Kitchen inc. Oven & Hob
- 2 Double Bedrooms & Useful Loft Rm
- Stylish, Fully Tiled Shower Room
- PVC DG & Gas CH – Early Viewing Rec.





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a pvc double glazed window light above. 'Light oak' internal door, with a frosted glass window light above, giving access into the hall.

Hall

Ornate ceiling coving, radiator and stairs leading to the first floor.

Sitting Room

12' 0" x 10' 9" plus alcoves (3.66m x 3.28m plus alcoves)

This pleasant room has base cupboards, with display shelving above, built into both chimney breast alcoves, a pvc double glazed window and a radiator.

Living/Dining Room

14' 9" plus recess x 12' 8" into alcoves and recess (4.50m plus recess x 3.86m into alcoves and recess)

This spacious room features a fireplace, recessed into the chimney breast, with a wood beam mantel above and fitted with a multi-fuel stove, set on a stone flagged hearth. PVC double glazed window, coved ceiling and a radiator.

Kitchen

9' 2" plus large recess x 7' 10" (2.79m plus large recess x 2.39m)

Majority tiled and stylishly refurbished, the kitchen is fitted with gloss finish units and drawers, laminate worktops and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine, a pvc double glazed, frosted glass window, chrome finish radiator/heated towel rail and an attractive pvc double glazed, frosted glass external door. The floor of the kitchen is tiled and there is also a good sized, useful under-stairs pantry area, with tiled walls, fitted shelving and laminate worktops.

First Floor

Landing

Spindled balustrade, radiator, pvc double glazed window, built-in storage cupboard and enclosed stairs to the second floor.

Bedroom One

13' 10" x 10' 1" into alcoves (4.22m x 3.07m into alcoves)

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

Bedroom Two

13' 5" x 10' 1" into alcoves (4.09m x 3.07m into alcoves)

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

Shower Room

Fully tiled and attractively refurbished, the shower room has a three piece white suite, comprising a double size shower cubicle, fitted with a fixed 'rainfall' style shower head as well as an additional, flexible shower head, a w.c. and a wash hand basin, with a mixer tap, which is set on base unit, with an illuminated, mirror fronted cabinet above. It also has a chrome finish radiator/heated towel rail, a pvc double glazed, frosted glass window, downlights recessed into the pvc panelled ceiling and a tiled floor.



Second Floor

Loft Room

15' 9" less stairwell x 8' 11" plus recesses with restricted headroom (4.80m less stairwell x 2.72m plus recesses with restricted headroom)

A particularly beneficial and noteworthy attribute, the converted loft room could serve any number of purposes, including an occasional bedroom, and has two double glazed Velux style windows, incorporating black out blinds, a spindled balustrade and a radiator.

Outside

Front

Enclosed, stone flagged forecourt, with attractive wood fencing, on top of the surrounding, low stone boundary wall, and a matching gate.

Rear

Enclosed yard, with a cold water tap and two useful outbuildings.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and then right again at the traffic lights by the Police Station into Rainhall Road. Take the second left turning off Rainhall Road into Park Road, go past the Launderette on the left and then turn next left into Rook 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

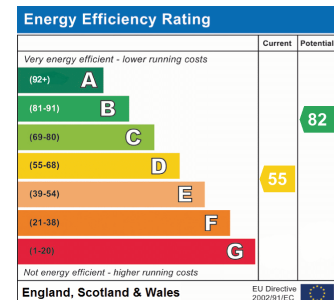
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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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.

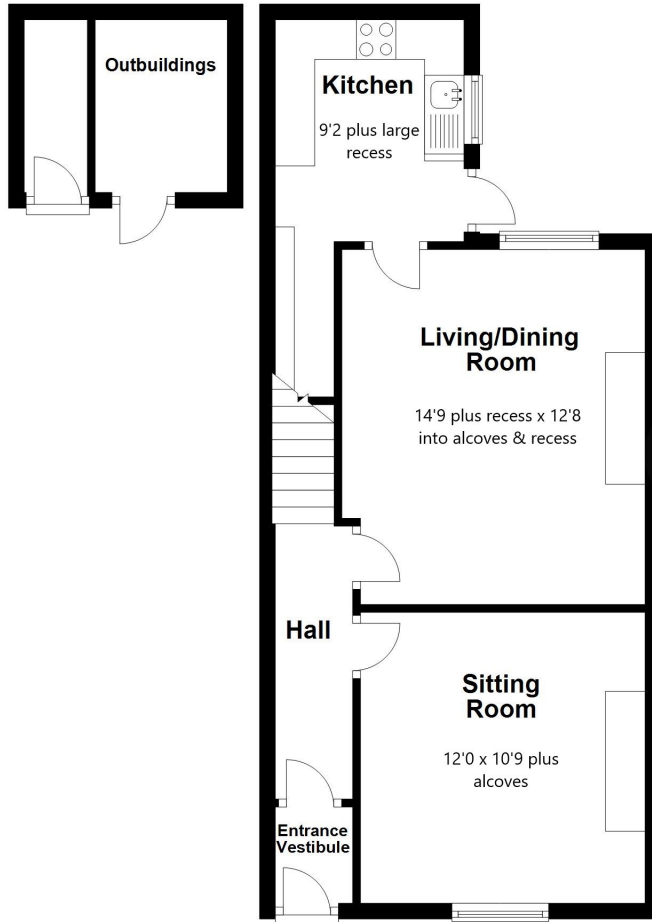
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FLOORPLAN

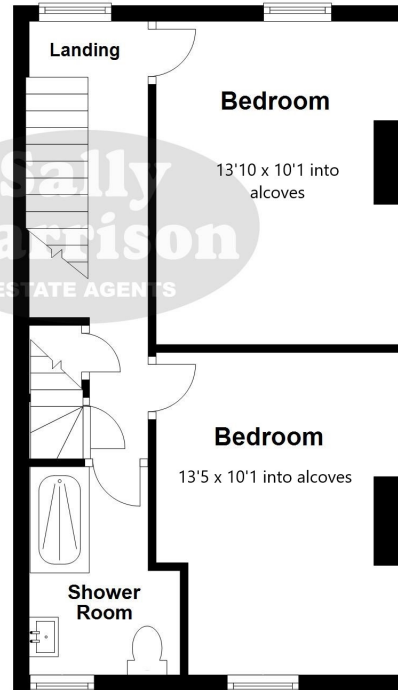
Ground Floor

Approx. 51.5 sq. metres (553.9 sq. feet)



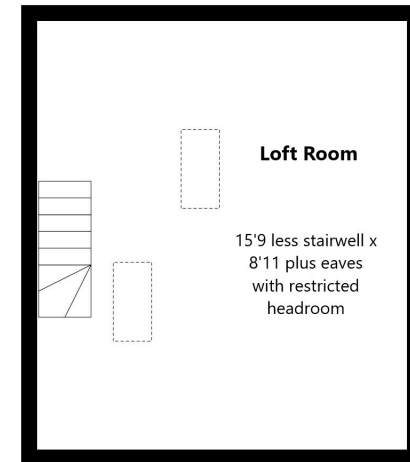
First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Second Floor

Approx. 25.8 sq. metres (277.3 sq. feet)



Total area: approx. 116.5 sq. metres (1253.5 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 warrant 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.

