

Sally Harrison

ESTATE AGENTS

3 Fenton Avenue, Barnoldswick, BB18 6HB
Offers Around £144,950



- Newly Renovated Semi-Det House • Finished to a Very High Standard • Superior Quality Fixtures & Fittings • Popular Residential Area • Hall & Lounge/Diner-Oak Floor • Stylishly Re-ftd Kit inc Appliances • 2 Decent Double Bedrooms • Superb, Fully Tiled 4 Pc Bathrm • Nice Sized Gardens Front & Rear • Off Rd Parking - GCH & PVC DG • Many Attractive Features • Viewing Essential to Appreciate •



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A perfect starter home for first time buyers and also ideal for those looking to downsize, this semi-detached house would suit a wide range of other buyers besides and is strongly recommended for early viewing. This delightful dwelling is newly, beautifully renovated and completely refurbished and has been finished to a very high standard, with considerable attention to detail and extremely attractive and good quality fixtures and fittings throughout. This most appealing abode is located in a popular residential area and offers very stylishly and tastefully presented living space, complimented by pvc double glazing and gas central heating, with the advantage of off road parking and nice sized gardens to the front and rear.

The accommodation briefly comprises an entrance hall, which has an open staircase with an oak balustrade and is laid with oak flooring with matching skirtings, and a lovely, light and airy lounge/diner, which features a fireplace, fitted with a multi-fuel stove, and is also laid with superior oak flooring and fitted with matching skirtings. The newly re-fitted kitchen is equipped with fashionable grey gloss finish units, has concealed lighting under the wall units, co-ordinating laminate work tops, with tiled splash-backs and includes a built-in electric oven, a ceramic electric hob, with an extractor canopy over, and an integral slimline dishwasher.

There are two good sized double bedrooms on the first floor, one with a walk-in storage cupboard, and an impressive, fully tiled contemporary bathroom, fitted with a four piece white suite, including a bath and a separate shower cubicle. Externally, double gates open onto the driveway/parking area, a particularly beneficial attribute of the property, which is laid with golden gravel and flags. The front garden is mainly paved with surrounding soil filled borders, ready for planting, and there are two very useful outbuildings at the side of the house, providing excellent storage space. The rear garden has been left as a blank canvas for the new owners to add their own personal stamp to it and has an external cold water tap.

ENTRANCE HALL

PVC double glazed, frosted glass entrance door. Open staircase to the first floor, with an oak balustrade, pvc double glazed window, with an oak window sill, radiator, oak flooring and matching skirting boards.

LOUNGE/DINER

19'5 x 9'4 plus recess (5.92m x 2.84m plus recess)

A spacious and attractive room, which is laid with the same quality oak flooring as the hall, with matching skirting boards, and features a fireplace recessed into the chimney breast, with an oak lintel above, fitted with a multi-fuel stove. This charming room has pvc double glazed windows, with oak sills, in both the front and rear elevations, two radiators, television and telephone points.



KITCHEN

11'4 x 7'3 plus recess (3.45m x 2.21m plus recess)

Stylishly and newly refurbished with a good range of grey, gloss fronted units and drawers, laminate worktops, with tiled splash-backs, and a single drainer sink, with a mixer tap. Built-in electric oven and ceramic hob with a stainless steel extractor canopy over, integral slimline dishwasher and plumbing for a washing machine. Concealed lighting under the wall units and down-lights recessed into the ceiling. PVC double glazed window, 'chrome' radiator/heated towel rail, pvc double glazed, frosted glass external door and light grey wood finish laminate flooring.



FIRST FLOOR

LANDING

PVC double glazed window and access to the loft space.



BEDROOM ONE

13'11 x 9'0 (4.24m x 2.74m)

A good sized double room with a pvc double glazed window, with an oak windowsill, radiator and walk-in storage cupboard, which houses the gas combination central heating boiler.



BEDROOM TWO

10'2 x 9'7 (3.10m x 2.92m)

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



BATHROOM

Fully tiled and beautifully re-fitted with a four piece white suite, comprising a bath, with a mixer tap, a separate shower cubicle, a pedestal wash hand basin, with a mixer tap and illuminated vanity mirror above, and a w.c. PVC double glazed, frosted glass window, 'chrome' radiator/heated towel rail, down-lights recessed into the ceiling, an extractor fan and wood finish laminate flooring.



OUTSIDE

FRONT/SIDE

Double gates allow vehicular access onto the paved and pebbled driveway/hardstanding, which provides off road parking. The front garden is mainly paved, with a garden border. There are external lights by the front and side entrance doors and two outbuildings at the side of the house, providing excellent storage space for bicycles etc.

REAR

Garden with an external 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 then go right at the mini roundabout, continuing on Skipton Road. Proceed past Rolls Royce on the left, up the hill and over the canal bridge, then take the second right turning into Coates Avenue. Turn first left into Kirkstall Drive, then second right into Fenton Avenue.

VIEWINGS

Strictly by appointment through the selling agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12 noon. For urgent contact only, out of office hours, telephone 07967 008914

FIXTURES AND FITTINGS

All fixtures and fittings 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 or services and so cannot verify that they are in working order or fit for their purpose.

PHOTOGRAPHS

Photographs are reproduced for general information and it must not be inferred that any item is included for 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.

09K20ES



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 72 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |