

34 ESSEX STREET  
BARNOLDSWICK  
BB18 5DT

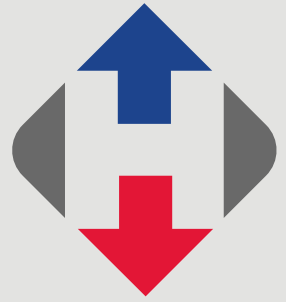
£97,500



- Deceptive stonebuilt terrace house
- Fantastic accomm. over 4 floors
- 2 generous reception rooms
- Modern kitchen, flexible cellar room
- 4 bedrooms, 3-pce shower room
- Separate utility & 2-pce cloakroom
- Private rear yard, Gas CH, PVC DG
- Popular convenient location

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An attractive stonebuilt mid terrace house situated on Essex Street, a popular convenient location close to the town and only a short walking distance to many local amenities including shops, primary school and park and with excellent transport networks nearby. The deceptively proportioned accommodation is laid out over four floors and enjoys the benefits of modern decoration and is well presented throughout. Upon entrance there are two good receptions, a bright modern fitted kitchen with integrated oven and hob, a very useful rear utility and a two piece cloakroom and there is a flexible cellar store room. The first floor provides three excellent bedrooms and a three piece shower room and additional storage and the house also boasts a fantastic master attic bedroom. Externally there is a rear yard and the property is complemented by gas central heating and PVC double glazing. Early viewing is advised.



**LOCATION:** From our Barrowford office head towards Barnoldswick travelling along Barnoldswick Road, continue past the reservoir on Higher Lane which leads into Manchester Road, take a right turning into Park Avenue and take the second left turning onto Park Road, Rook Street is the next turning on the right and then take the second right turning onto Essex Street.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALL:** With PVC front door, staircase leading to first floor.

**LOUNGE:** 3.9m x 3.5m (12'11" x 11'4"); with wall light points, television point, modern wall mounted electric log effect fire, telephone point.

**LIVING DINING ROOM:** 4.1m x 4.1m (13'7" x 13'5"); with coved cornicing, wooden flooring, attractive feature fireplace surround with marble hearth housing coal effect living flame gas fire, telephone point, television point.

**KITCHEN:** 3.8m x 2.4m (12'6" x 7'10"); Spacious arrangement of white modern fitted wall and base units with complementary high

gloss granite style laminate working surfaces, tiled splash back, gas cooker, dishwasher, stainless steel single sink drainer unit, PVC glazed external door to outside, door to utility room, staircase leading down to cellar room.

**UTILITY & CLOAKROOM:** 2.6m x 1.7m (8'6" x 5'5"); with granite style laminate working surfaces, low suite w.c., ceramic wash basin with mixer tap and surface surround, tiled splash back, wall mounted combination gas central heating boiler, plumbing for washing machine, space for dryer.

**LOWER GROUND CELLAR ROOM:** 3.9m x 3.5m (12'10" x 11'5"); excellent flexible space with central heating radiator, power and lighting, also housing cupboard housing electric meter and consumer unit.

**FIRST FLOOR:**

**LANDING:** With spindle balustrade, door and staircase leading to second floor attic bedroom 1, built in under stairs storage cupboard.







**BEDROOM TWO (front):** 3.8m x 2.6m (12'5" x 8'8"); with decorative period fireplace surround.

**BEDROOM THREE (rear):** 3.4m x 2.6m (11'1" x 8'8"); with television point.

**BEDROOM FOUR (front):** 2.8m x 2.4m (9'3" x 7'10").

**SHOWER ROOM:** With 3-pce white suite comprising shower enclosure with thermostatically controlled shower, pedestal wash basin, low suite w.c. with push button flush, fully tiled walls, laminate flooring, extractor fan.

**SECOND FLOOR ATTIC BEDROOM ONE:** 5.2m x 4.7m (16'11" x 15'5")(some limited head room); with wall light points, velux window, cupboard storage space and further eaves storage.

**OUTSIDE:** Enclosed stone paved yard to the rear with security light, boundary wall and rear gate access.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND:** .A.

**EPC:** The energy efficiency rating for this property is.....

**VIEWING:** By appointment with our office.

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