

## Salterforth Lane, Salterforth, BB18 5TT

**£450,000**

A GORGEOUS FOUR BEDROOM SEMI DETACHED FAMILY HOME

Located in the charming village of Salterforth, Barnoldswick, this exquisite four-bedroom semi-detached house offers a perfect blend of modern living and picturesque surroundings. The property boasts a spacious lounge that seamlessly flows into a contemporary fitted kitchen, complete with high-end integrated appliances, making it an ideal space for both entertaining and family life.

The ground floor features three generously sized double bedrooms, providing ample space for family or guests, alongside a well-appointed family bathroom. The master bedroom, located on the upper floor, offers a private retreat, complemented by an additional family bathroom for convenience.

This home is designed for practicality, featuring a separate utility area and an outhouse store room, ensuring that all your storage needs are met. The property also includes a garage and a driveway, providing off-road parking for your vehicles.

Step outside to discover a stunning rear garden, designed for low maintenance yet offering a delightful outdoor space for relaxation and enjoyment. The garden is perfect for family

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Semi Detached Property
- Spacious Reception Rooms
- Off Road Parking
- EPC Rating TBC
- Four Bedrooms
- Ground Floor & First Floor Bathrooms
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band D

## Ground Floor

### Entrance Hallway

27'8 x 5'9 (8.43m x 1.75m)

Composite front entrance door, two central heating radiators, spotlights, wood effect flooring and doors to three bedrooms, bathroom and reception room.

### Bedroom Two

13' x 10' (3.96m x 3.05m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

13' x 8'9 (3.96m x 2.67m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

15'3 x 7'8 (4.65m x 2.34m)

UPVC double glazed window, central heating radiator and loft access.

### Bathroom

8'10 x 7'5 (2.69m x 2.26m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, bath with jets and shower overhead, tiled elevations, PVC panelled ceiling with spotlights and lino flooring.

### Reception Room

19'8 x 17'9 (5.99m x 5.41m)

UPVC double glazed window, two central heating radiators, gas fire, smoke alarm, wood effect flooring, door to the kitchen and UPVC double glazed door to the rear.

### Kitchen

13'10 x 11'5 (4.22m x 3.48m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite surfaces, composite sink with drainer and mixer tap, electric double oven with five ring induction hob, extractor hood, integrated dishwasher and fridge, spotlights, wood effect flooring, door to the utility and UPVC double glazed French doors to the rear.

### Utility Room

8'8 x 6'11 (2.64m x 2.11m)

Two UPVC double glazed windows, central heating radiator, plumbing for washing machine, space for dryer, wine fridge, boiler cupboard, exposed beams, wood effect flooring and UPVC door to the front elevation.

## First Floor

### Landing

12'7 x 9'6 (3.84m x 2.90m)

Velux window, central heating radiator, fitted wardrobes and open to bedroom one and bathroom.

### Bedroom One

16'7 x 10'1 (5.05m x 3.07m)

UPVC double glazed window, three Velux windows, two central heating radiators and spotlights.

### Bathroom

12'6 x 9'4 (3.81m x 2.84m)

Two Velux windows, central heating towel rail, dual flush WC, pedestal wash basin, tile panelled bath with jets, PVC panelled elevations, spotlights and eaves access.

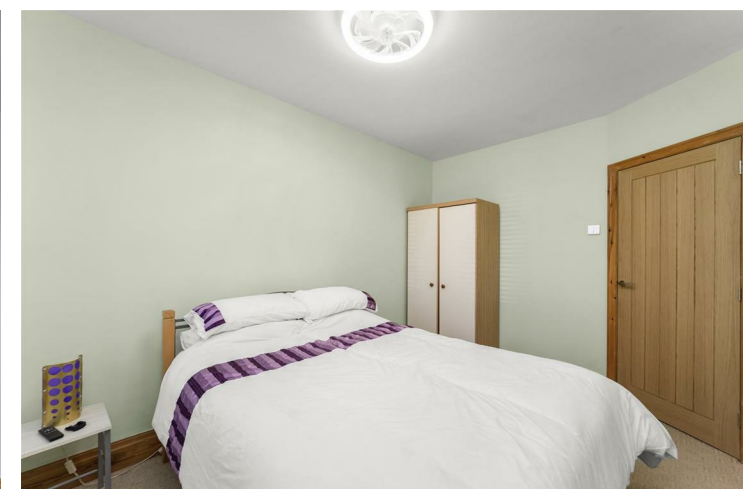
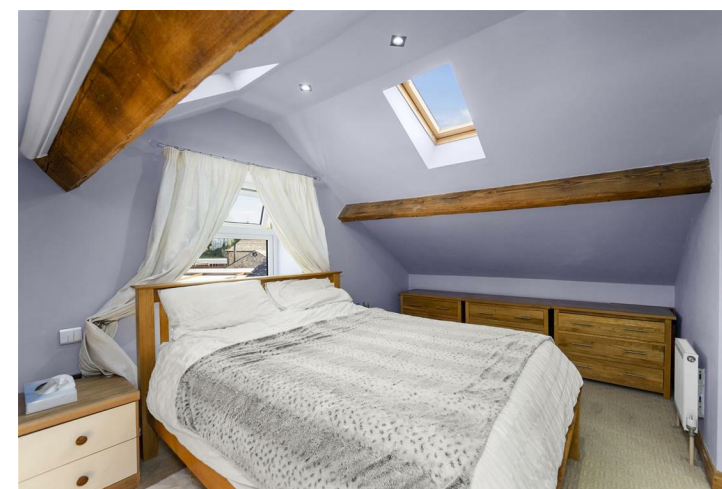
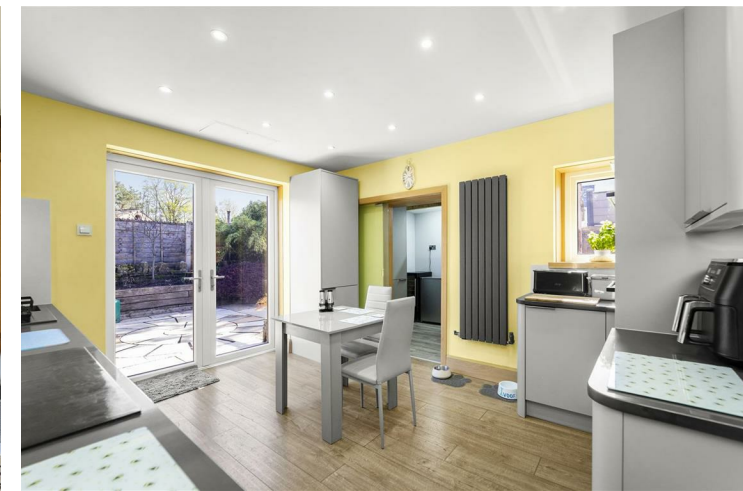
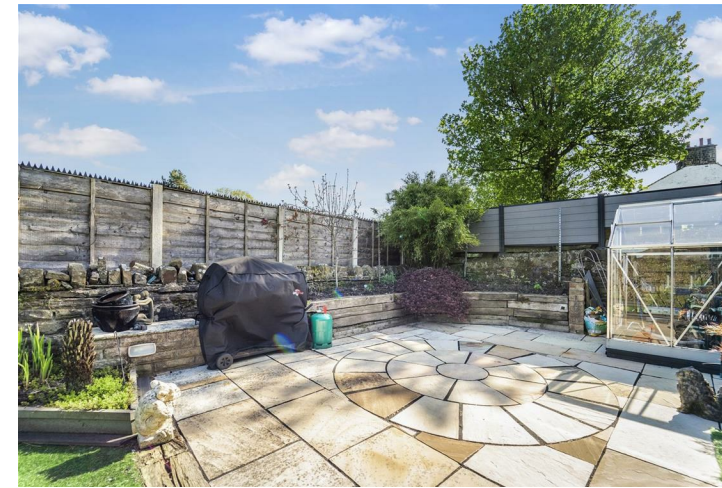
## External

### Front

Indian stone paved driveway providing off road parking.

### Rear

Enclosed Indian stone and artificial lawn garden.



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