



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

Park Avenue, Salterforth, BB18 6SS

£235,000

AN EXCEPTIONAL END TERRACED PROPERTY WITH BREATH-TAKING VIEWS CHAIN FREE

Having been presented and updated to the highest standard throughout with spacious rooms throughout and added garage to the rear, this outstanding four bedroom end terraced property is being proudly welcomed to the market in the most picturesque location of Salterforth. Boasting panoramic countryside views overlooking Letcliffe park, Kelbrook and Foulridge, this property boasts an abundance of indoor space, modern fixtures and neutral decoration and is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Colne, Skipton, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a contemporary fitted kitchen which boasts modern wall and base units and integrated appliances and leads out to the rear. The first floor comprises of doors on to three bedrooms, modern family bathroom and staircase to bedroom four. With bedroom four being the whole footprint of the house, this is an impressive, versatile space. Externally, there is an enclosed yard to the rear with decking areas and access to a garage. To the front there is a garden.

For further information or to arrange a viewing please contact our office at your earliest convenience.

Park Avenue, Salterforth, BB18 6SS

£235,000



- Immaculate End Terraced Property
- Contemporary Fitted Kitchen
- Enclosed Yard to Rear and Garage
- EPC Rating E
- Four Bedrooms
- Bursting with Charm
- Tenure Leasehold
- Three Piece Bathroom
- Abundance of Space
- Council Tax Band C

Ground Floor

Entrance Vestibule

4'3 x 3'5 (1.30m x 1.04m)

Composite double glazed frosted front door, coving to ceiling, tiled flooring and single glazed frosted door to hall.

Hall

11'8 x 3'5 (3.56m x 1.04m)

Central heating radiator, coving to ceiling, smoke detector, corbel, doors leading to two reception rooms and stairs to first floor.

Reception Room One

15'6 x 12'7 (4.72m x 3.84m)

UPVC double glazed bay window, central heating radiator, two feature wall lights, dado rail, cast iron multifuel burner with exposed surround, stone hearth and mantel, television point and wood effect laminate flooring.

Reception Room Two

14'11 x 13'4 (4.55m x 4.06m)

Two UPVC double glazed window, central heating radiator, coving to ceiling, smoke detector, gas fire with stone hearth and surround, storage cupboard and open access to kitchen.

Storage

6'7 x 2'7 (2.01m x 0.79m)

Electric meter and integrated shelving.

Kitchen

8'7 x 8'5 (2.62m x 2.57m)

UPVC double glazed window, range of wall and base units with wood effect worktops, composite one and a half bowl sink and drainer with mixer tap, integrated electric Siemens oven with four ring induction hob and extractor hood, integrated fridge freezer, dishwasher and washing machine, integrated Siemens microwave, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

17'2 x 7'0 (5.23m x 2.13m)

Skylight window, smoke detector, coving to ceiling, doors leading to three bedrooms, family bathroom, over stairs storage and door to stairs to second floor.

Bedroom One

14'2 x 11'0 (4.32m x 3.35m)

UPVC double glazed window, central heating radiator, coving to ceiling, fitted wardrobes with integrated shelving and Worcester boiler.

Bedroom Two

12'8 x 9'0 (3.86m x 2.74m)

UPVC double glazed window, central heating radiator, coving to ceiling, integrated inset shelving and fitted wardrobes with integrated shelving.

Bedroom Three

9'6 x 7'0 (2.90m x 2.13m)

UPVC double glazed window, central heating radiator and coving to ceiling.

Bathroom

8'6 x 8'4 (2.59m x 2.54m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, P-shaped panel bath with mixer tap and overhead direct feed shower, PVC panel elevations, PVC to ceiling and access above to storage space.

Second Floor

Bedroom Four

26'11 x 16'6 (8.20m x 5.03m)

UPVC double glazed window, two UPVC double glazed Velux windows, central heating radiator, exposed wooden beams and spotlights.

External

Rear

Enclosed yard with access to garage.

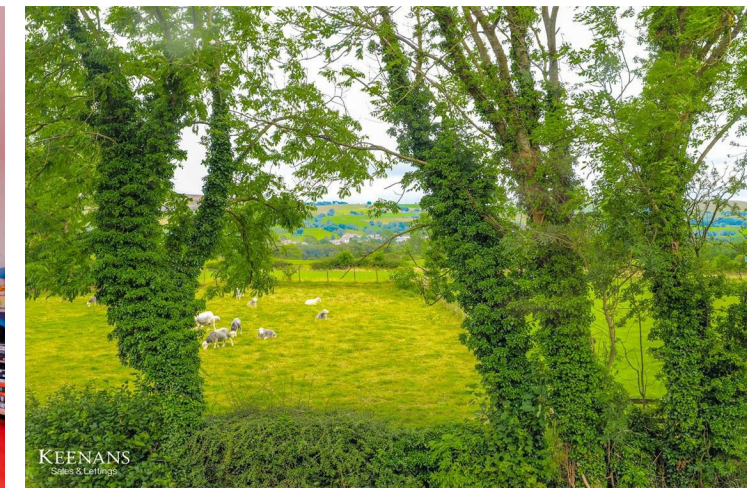
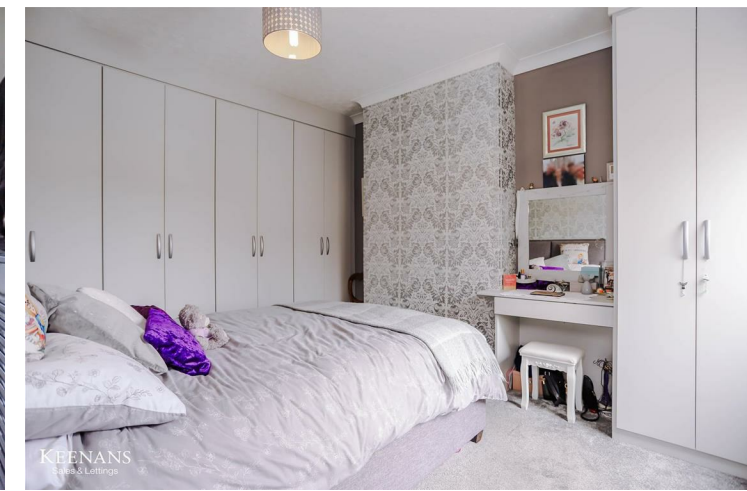
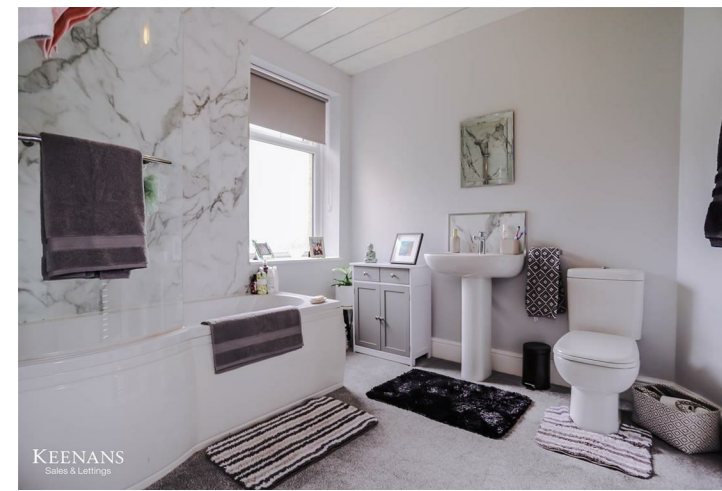
Garage

18'1 x 11'9 (5.51m x 3.58m)

Power, lighting and water.

Front

Enclosed paved garden.



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