



Cloggers Cottage 19 King Street

Barnoldswick | BB18 5UW

£195,000

NO CHAIN. A beautiful stone built, garden fronted cottage with many original features. Briefly comprises of entrance hall, open plan lounge/kitchen with an electric coal effect fire, a modern fitted kitchen complete with appliances. Two double bedrooms and a study. 4 piece bathroom with separate shower and roll top bath. To the rear of the property is a lovely enclosed well established garden. The property also benefits from gas central heating, double glazing and private parking.

Located in the popular market town of Barnoldswick in a much sought after location. The property is situated close to all local amenities and Ofsted rated 'Good' primary schools. The town offers excellent independent shopping and has good transport links to Skipton, Burnley and Colne. The M65 motorway network is just a short journey away.

Viewing is highly recommended to appreciate what this home has to offer.



ACCOMMODATION

GROUND FLOOR

Entrance to the cottage via a wood door leading to entrance porch.

Entrance Porch

Indian stone flagged floor, vertical radiator, UPVC door, window plus a velux window.

Lounge 17'8" x 15'0" (5.41m x 4.58m)

A fitted carpet, an electric cal effect fire set on stone hearth. TV point, radiator and there is one double glazed window plus arched hardwood diamond leaded window over looking the rear garden. This room has a feature beamed ceiling and useful storage cupboard, there is also room for a dining table. An external door leads into the rear garden.

Kitchen 12'2" x 6'1" (3.72m x 1.86m)

The modern fitted kitchen has cream fitted wall and base units which incorporate drawer space and a complimentary work surface. Integrated appliances include; a dishwasher, a washing machine, and a fridge and freezer and a gourmet classic double oven. Wood panelled walls with co-ordinating plinth. Vinyl flooring.

FIRST FLOOR

Stairs and Landing

Fitted carpet, radiator with thermostatic control, bannister rail and spindled balustrade, smoke detector, roof window, access to loft and doors leading to three bedrooms and bathroom.

Bedroom One 11'4" x 8'10" (3.47m x 2.7m)

Fitted carpet, radiator with thermostatic control, double glazed, diamond leaded arched window, recessed shelving in alcove.

Bedroom Two 8'10" x 9'2" plus alcove (2.70m x 2.8m plus alcove)

Fitted carpet, radiator with thermostatic control, double glazed, diamond leaded arched window, fitted cupboard and fitted wardrobe.

Study 8'6" x 5'6" (2.60m x 1.7m)

Fitted carpet, radiator with thermostatic control, built in cupboard, wall light. Vaulted beamed ceiling with velux window.

Bathroom 5'6" x 8'2" (1.70m x 2.50m)

Fitted carpet, radiator with thermostatic control, dimplex wall heater. Tiled area for roll top bath with hand held shower, separate shower cubicle. W.C and corner vanity unit with hand basin. Double glazed window with frosted glass, wood paneling and beamed ceiling.

Externally

A lovely enclosed rear garden which is flagged and has external steps leading up to a terraced area, with a variety of shrubs and trees. there is also a shed, summer house and greenhouse.

Council Tax:

Band: A

Fixtures and Fittings

All fixture and fittings in these particulars are included in the sale, all others in the property 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.

Brochures and Photographs

The photographs provided within this brochure are for general information and it must not be inferred that any item is included for sale with the property.

Viewing

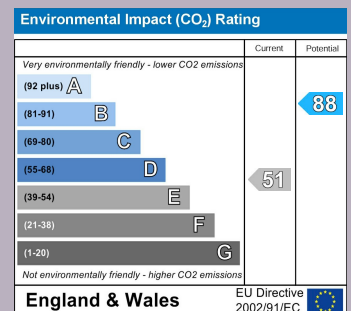
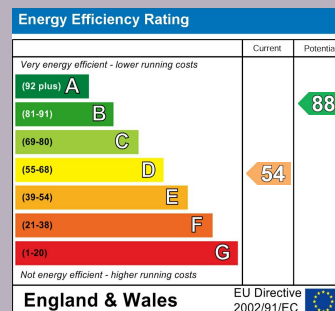
By appointment through our office.

Agents Note

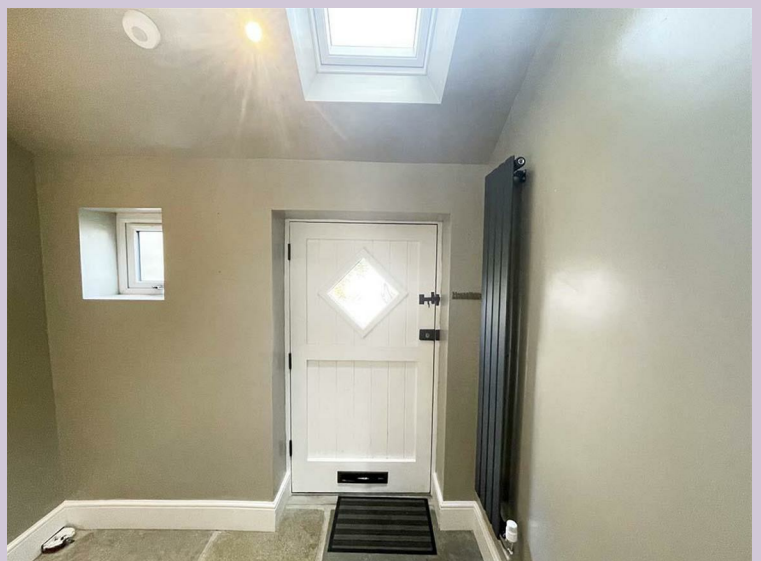
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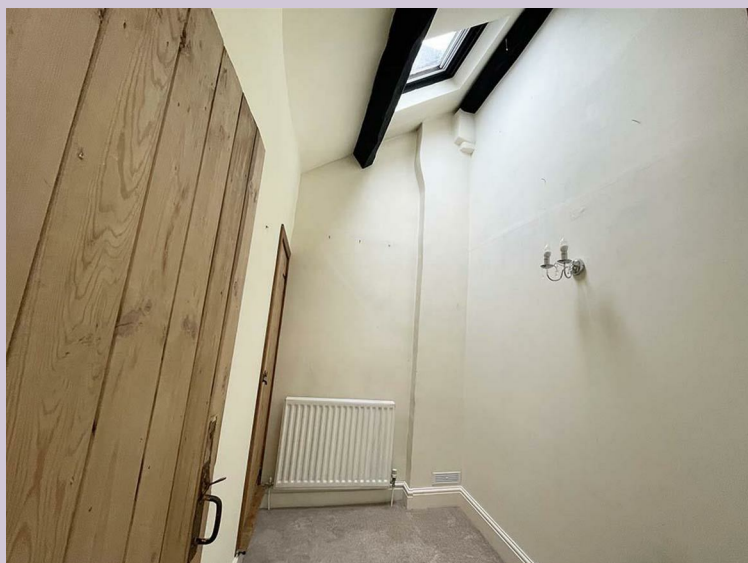
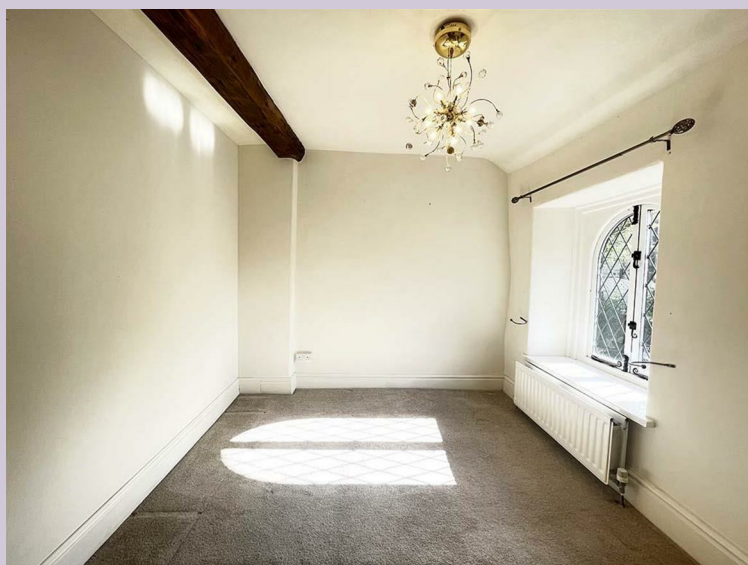
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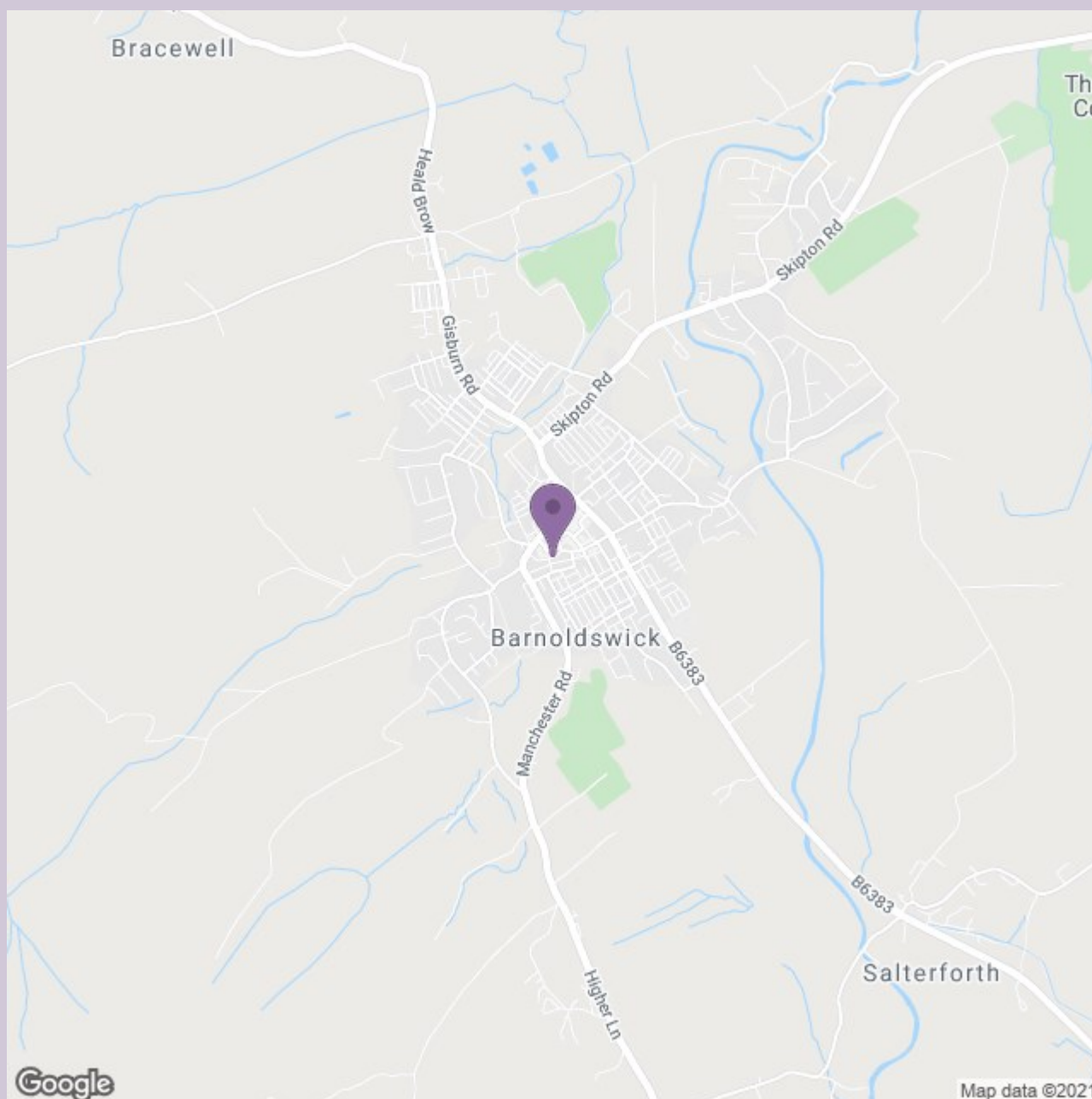


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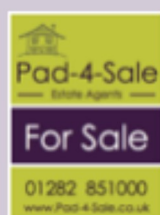








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