



12 Gisburn Street

Barnoldswick | BB18 5ER

Offers Around £105,000

Situated just off Gisburn Road within a short distance from the town centre and Victory Park. This three bedroom mid terraced property is an excellent home providing good sized family living accommodation. The property briefly comprises an entrance hallway, through lounge/living/dining room with open staircase and fitted kitchen. To the first floor are two bedrooms and a four piece bathroom. The spacious landing has a recess with fitted cupboards providing useful storage. On the second floor is an attic bedroom. Benefitting from gas central heating with a recently fitted Baxi combination boiler that is under warranty and double glazing. The property was re-roofed in 2014. The rear yard has a lovely outlook overlooking the allotments with an outbuilding/utility room.



OVERVIEW

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Hardwood half glazed entrance door to:

ACCOMMODATION

Ground Floor

Hallway 14'7" x 3'2" (4.45m x 0.97m)

Wood flooring, dado rail and glass door to the living/dining room.

Lounge 14'4" x 10'5" into alcoves (4.38m x 3.19m into alcoves)

The lounge has a coal effect gas fire with brick surround, fitted carpet, radiator with thermostatic control, hardwood double glazed window part diamond leaded, television point and shelving to one chimney breast alcove. Open to the living/dining room.

Living/Dining Room 14'5" less stairs x 14'1" into alcoves (4.41m less stairs x 4.31m into alcoves)

Living room currently being used as a dining room with electric fire and wood surround, radiator with thermostatic control, under-stairs cupboard, telephone point, hardwood diamond leaded glass door access the rear yard with diamond leaded windows to the side and above. Open stairs to the first floor.

Kitchen 8'9" x 7'0" (2.67m x 2.14m)

Fitted kitchen with a range of base and wall units incorporating drawers and complementary grey worktops. Stainless steel sink with mixer tap, plumbing for an automatic washing machine, space for a fridge freezer and gas cooker point. Part tiled walls, wood panelling and vinyl flooring. Hardwood double glazed diamond leaded window.

First Floor

Stairs/Landing

Fitted carpet, banister rail/balustrade, smoke detector. Access to both bedrooms, the bathroom and door giving access to the attic bedroom. Useful storage area with fitted cupboards.

Bedroom One 14'2" x 10'11" (4.34m x 3.35m)

Double bedroom to the front of the property with fitted carpet, radiator and hardwood, diamond leaded double glazed window.

Bedroom Two 11'8" x 8'5" into alcoves (3.56m x 2.59m into alcoves)

Single bedroom at the rear with fitted carpet, hardwood, diamond leaded double glazed window and a radiator.

Bathroom 8'1" x 7'1" (2.48m x 2.17m)

Four piece bathroom comprising a panelled bath with hand held shower, spacious shower cubicle with Creda Spray Spa shower, pedestal wash hand basin and low level w.c. Hardwood diamond leaded double glazed window, mirrored cabinet, glass shelf, vinyl flooring and radiator with thermostatic control.

Stairs

Fitted carpet and spindled balustrade.

Second Floor

Attic/Bedroom Three 14'10" x 12'11" (4.54m x 3.96m)

Attic bedroom with Velux window, fitted carpet, radiator with thermostatic control, fitted cupboards and under eaves storage.

External

The rear yard has a lovely outlook overlooking the allotments with an outbuilding/utility room with power, light and double glazed window.

Council Tax

Band A

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.

Agents Note

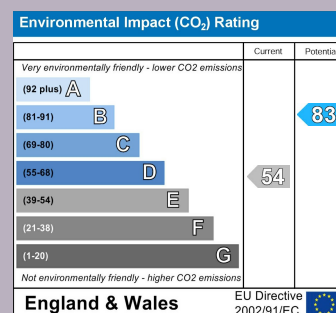
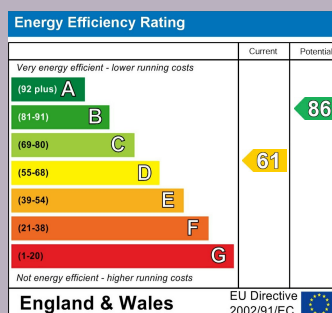
Whilst Pad-4-Sale have viewed and walked the boundaries, we have not carried out a detailed measurement survey of the land and therefore any necessary checks should be carried out by the purchasers' professional advisers prior to exchange of contracts.

Viewing

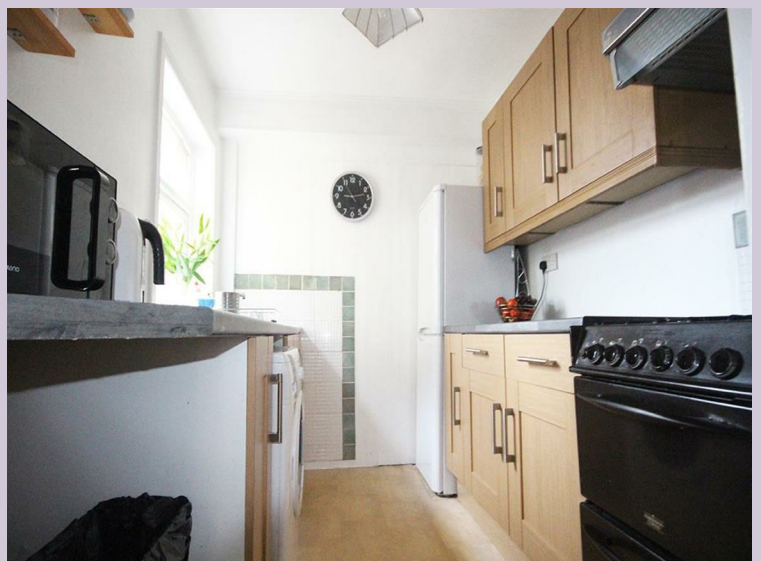
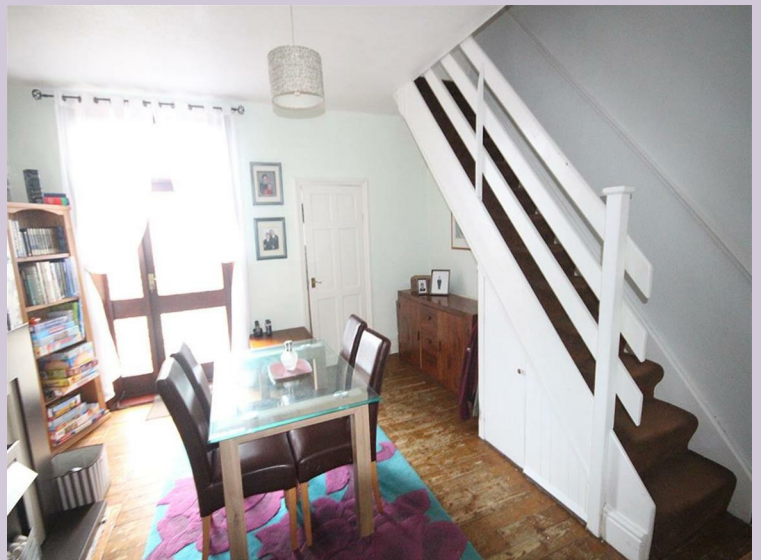
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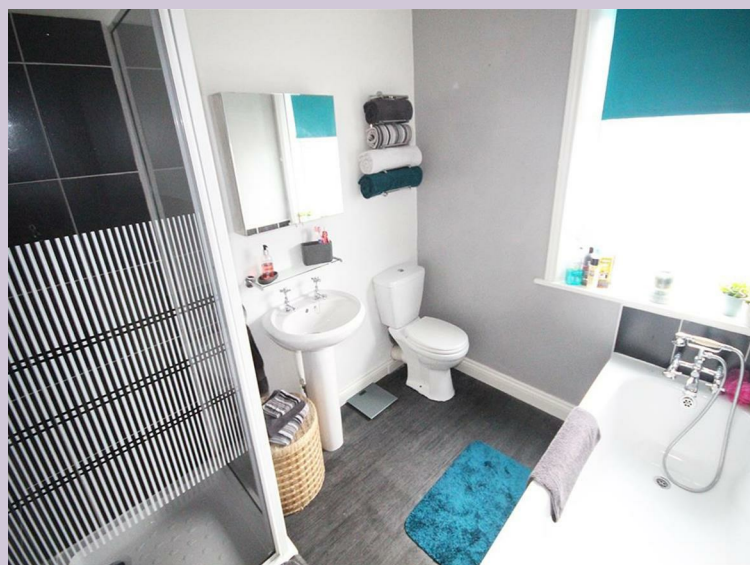
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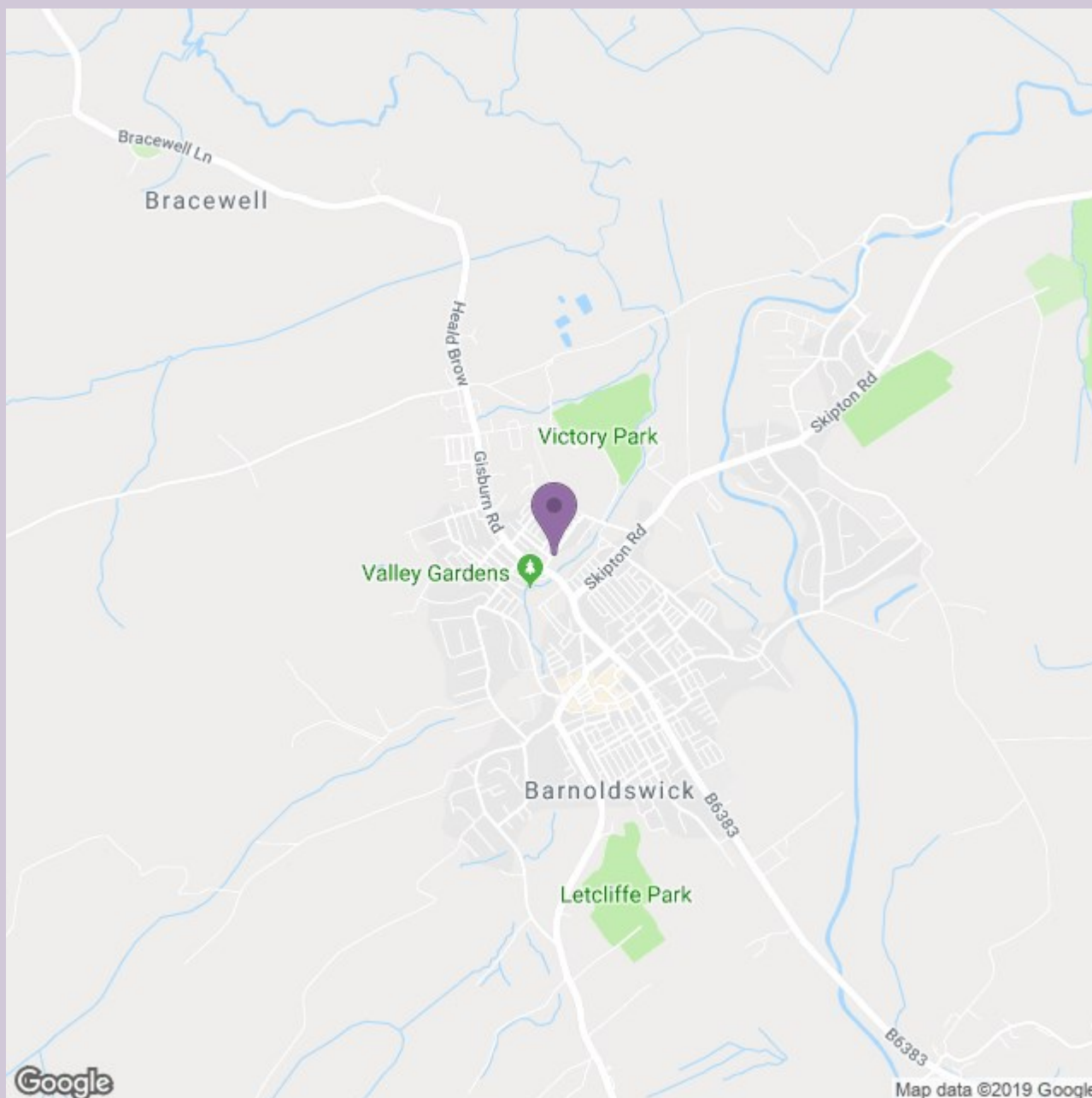


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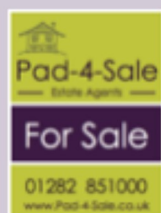








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