





BB8 7PT

## Ormerod Terrace, Foulridge Offers In The Region Of £209,950

- Mid Terraced • Two Bedrooms • Open Plan Living / Kitchen • Modern Three Piece Shower Room • Lower Ground Floor

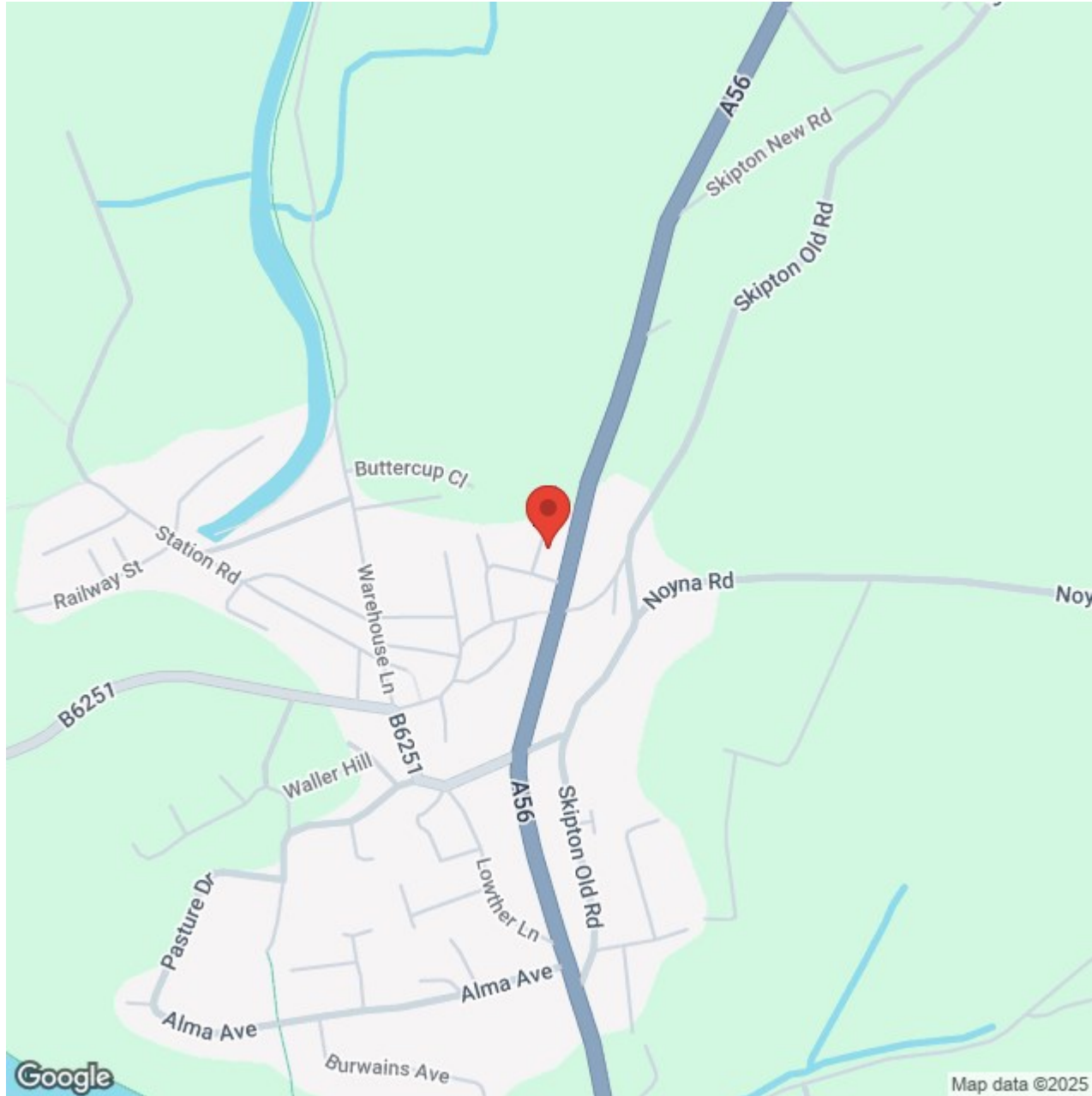
Welcome to 12 Ormerod Terrace in the charming village of Foulridge! This delightful mid-terrace house offers a perfect blend of modern living and traditional charm. With two cosy bedrooms, a modern three-piece shower room, and a lower ground room that can be tailored to your needs, this property is full of potential. As you step inside, you are greeted by two inviting reception rooms that are perfect for relaxing or entertaining guests. The open-plan living and kitchen area is ideal for creating a warm and welcoming atmosphere, whether you're enjoying a quiet night in or hosting a dinner party. With 949 sq ft of space, this property offers a comfortable living environment for you to make your own. The convenience of parking for one vehicle ensures that you never have to worry about finding a spot after a long day. Located in the heart of Foulridge, you'll have easy access to the village's amenities and scenic surroundings. Whether you're taking a leisurely stroll by the canal or enjoying a pint at the local pub, this property offers a quintessentially British lifestyle. Don't miss out on the opportunity to make this charming terraced house your new home. Early viewing is highly advised.

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## Lancashire

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### LOWER GROUND FLOOR

With a uPVC door leading out to the rear elevation and a staircase leading to the ground floor.

### LOWER GROUND ROOM 17'5" x 13'8" (5.32m x 4.18m )

Having a multitude of uses this room comprises: tiled flooring, space for furniture, plumbing for a washing machine, 1x central heating radiator and uPVC patio doors leading out to the rear elevation.

### GROUND FLOOR

On the ground floor you will find:

### LIVING ROOM 29'1" x 13'9" (8.89m x 4.21m )

An open plan living room with space for settees, television point, wall feature fireplace with log burner set within, recessed LED spotlights, uPVC double glazed window and door to the front elevation.

### KITCHEN 29'1" x 13'9" (8.89m x 4.21m )

Being open to the living room and offering a range of fitted wall and base units with contrasting worktops, centre island with space for barstools, Beko 4 ring induction hob, with chrome extractor hood above, Beko oven / grill, inset sink with chrome mixer tap, space for a freestanding fridge / freezer, tiled flooring, 2x central heating radiators, recessed LED spotlights, Ideal boiler, integrated under counter fridge, integrated dish washer, smoke detector, staircase to the first floor / landing, door leading down to the lower ground floor and uPVC double glazed window to the rear elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

### BEDROOM ONE 14'4" x 13'9" (4.39m x 4.20m )

A bedroom of double proportions having space for wardrobe and drawers, 1 central heating radiator and uPVC double glazed window to the front elevation.

### BEDROOM TWO 14'7" x 8'2" (4.45m x 2.50m )

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation with lovely views to the countryside.

### SHOWER ROOM

A beautifully presented modern three piece shower room suite comprising of: walk in shower cubicle with rainfall shower head, wood effect flooring, tiled walls, push button w.c, wash basin on vanity unit with chrome mixer tap, heated chrome towel rack, recessed LED spotlights, air extraction fan, underfloor heating and uPVC double glazed window to the rear elevation with lovely views to the countryside.

### EXTERNALLY

Externally to the front elevation you will find an enclosed flagged forecourt and to the rear elevation there is a paved driveway providing ample space for off road parking.

### 360 DEGREE VIRTUAL TOUR

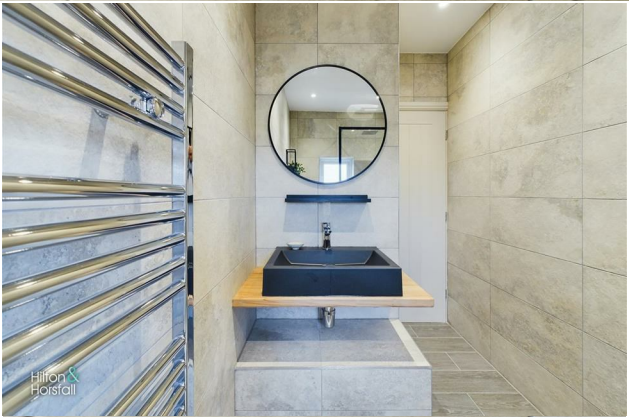
<https://bit.ly/Ormerod-terrace-foulridge>

### PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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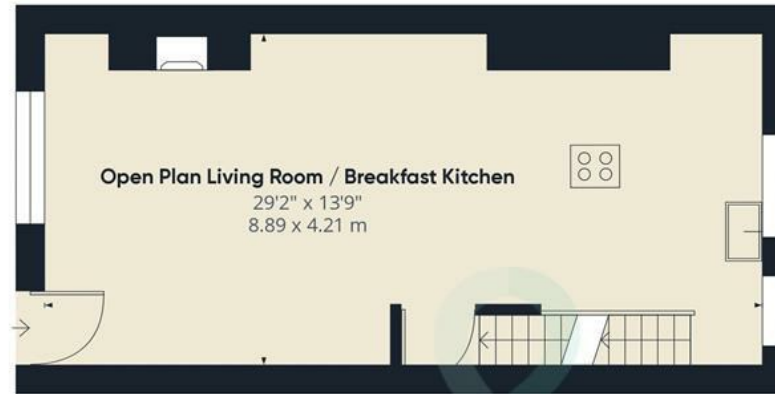
## OUTSIDE

Externally to the front elevation you will find an enclosed flagged forecourt and to the rear elevation there is a paved driveway providing ample space for off road parking.





Ground Floor



Floor 1



**Landing**  
6'9" x 5'11"  
2.08 x 1.80 m

**Bathroom**  
8'3" x 5'2"  
2.54 x 1.59 m

Floor 2

**Approximate total area<sup>(1)</sup>**

948.52 ft<sup>2</sup>  
88.12 m<sup>2</sup>

**Reduced headroom**

8.61 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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