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**Wilton Street, Barrowford, Nelson, Lancashire, BB9**



**117,500**

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Viewing is essential to appreciate the accommodation offered deceptively spacious four storey end terrace property. Situated adjacent to Pendle Water the property has gas central heating, double glazing and a rear garden. Accommodation comprises entrance vestibule, hall, two reception rooms, kitchen, utility room and cellar. Three first floor bedrooms, bathroom and attic room.



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## Accommodation

3 Bedrooms

2 Receptions

1 Bathroom

### Ground Floor

#### Entrance Vestibule

External door to front and internal door to hall. Dado rail, picture rail and coved ceiling with ceiling light point.

#### Hall

Stairs to first floor, doors to reception room 1, kitchen and access to cellar. Picture rail, dado rail and coved ceiling with feature arch and ceiling light point. Radiator.

#### Reception Room 1 *4.1m x 4.5m*

Double glazed windows to front and side. Gas fire and hearth, TV and telephone points. Original coved ceiling with ceiling light point.

#### Kitchen *3.6m x 2.7m*

Fitted with a range of base units and wall cupboards, single drainer sink unit and mixer tap, integral oven, grill hob and extractor. Part tiled walls, tiled floor, telephone point and coved ceiling with ceiling light point. Radiator. Double glazed window to side and doors to second reception room and utility room.

#### Utility Room

Fitted base units with complementary work surfaces. Radiator and ceiling light point. External door to side.

#### Reception Room 2 *4.8m x 4.4m*

Double glazed window to side and double glazed patio doors to rear. Wall mounted flueless gas fire, radiator and TV point. Original coved ceiling with ceiling light point.

#### Cellar *5.2m x 4.5m*

Ceiling light point, access to additional storage room, water supply, meters and fuse box.

### First Floor

#### Landing

Dado rail and coved ceiling with ceiling light point. Stairs to attic.

#### Bedroom 1 *4.5m x 4.2m*

Double glazed window to rear overlooking Pendle Water and double glazed window to side. Built in wardrobe and cupboard. Picture rail, radiator, TV and telephone point.

#### Bedroom 2 *3.4m x 4.1m*

Double glazed windows to front and side. Fitted wardrobe, picture rail and ceiling light point. Broadband and telephone points.

#### Bedroom 3 *3.1m x 2.2m*

Double glazed window to front, radiator and coved ceiling with ceiling light point.

#### Bathroom

Housing a three piece suite comprising panelled bath with shower over, vanity unit with inset wash hand basin and low level wc. Part tiled walls, storage cupboard housing boiler, radiator and coved ceiling with ceiling light point. Patterned double glazed window to side.

### Second Floor

#### Attic Room *4.3m x 3.4m*

Velux window, two wall light points and telephone point. Under eaves storage.

#### Outside

Lawned rear garden with gated access to rear and security lighting. Residents only permit parking.



**Pictures**

