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For Sale



34 Main Street
Kelbrook BB18 6TJ

£155,000



Set in a much sought after picturesque village location and having the considerable advantage of delightful rural views from the front. The spacious garden fronted mid terrace home boasts many desirable features, including generously proportioned living space and a lovely enclosed patio at the rear. Well presented and tastefully decorated home should be of interest to a wide range of buyers and is strongly recommended for early viewing.

Key Features:

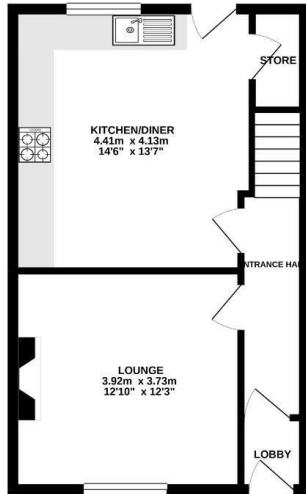
- SOUGHT AFTER AREA
- RURAL VIEWS
- GENEROUS LIVING ACCOMMODATION
- REAR PATIO & GARDEN
- 3 BEDROOMS
- FITTED WARDROBES
- ATTIC ROOM
- MODERN BATHROOM SUITE
- VILLAGE LOCATION
- VIEWING ESSENTIAL

Tenure: Freehold
EPC Rating: D
Council Tax Band: C

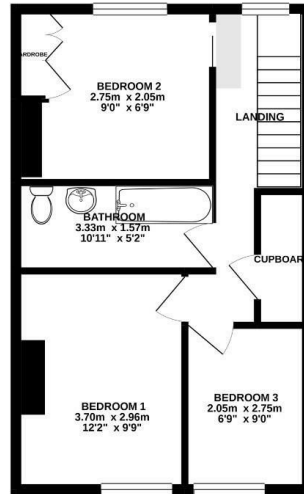


3 BEDROOM House - Terraced

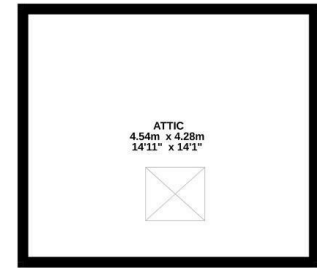
GROUND FLOOR
39.9 sq.m. (429 sq.ft.) approx.



1ST FLOOR
39.9 sq.m. (429 sq.ft.) approx.



2ND FLOOR
21.0 sq.m. (226 sq.ft.) approx.



TOTAL FLOOR AREA: 100.8 sq.m. (1085 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Main Description:

Set in a much sought after picturesque village location and having the considerable advantage of delightful rural views from the front. The spacious garden fronted mid terrace home boasts many desirable features, including generously proportioned living space and a lovely enclosed patio at the rear. Well presented and tastefully decorated home should be of interest to a wide range of buyers and is strongly recommended for early viewing.

The property offers spacious living accommodation arranged over three floors and comprises, an entrance lobby leading into hallway, a spacious lounge with feature cast iron fireplace and living flame gas fire, large dining kitchen solid wood base units, with cupboards above. Worktops and a single drainer sink, Gas cooker point with extractor above, with plumbing for housing a washing machine and slimline dishwasher. Double glazed window, pvc double glazed, frosted glass, stable style door, attractive wood finish flooring, radiator, walk-in under-stairs storage cupboard/half cellar, which has space for a condensing dryer, a worktop, wall cupboards, fitted shelves and houses the gas fired combination boiler.

To the first floor are three bedrooms, one with fitted wardrobes, an attractive three piece bathroom suite with a bath with shower over, WC, wash basin. To the second floor is a useful loft room accessed by pull down ladder, which could be utilised for any number of purposes and provides excellent storage space.

Externally to the rear A particularly desirable and appealing feature of this lovely home, the enclosed garden at the rear has a flagged patio and a grassed area.

Location

For satnav purposes please use the postcode BB18 6TJ



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property