

11 RAILWAY TERRACE
SIMONSTONE
LANCASHIRE
BB12 7NN

£147,500



- Attractive stonebuilt mid terraced
- Two bedrooms
- Lounge and dining kitchen
- Gas CH & PVC double glazing
- Detached garage to rear
- Modern 3-piece shower room
- Forecourt garden and rear yard
- 74 m2 (799 sq ft) approx.

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An attractive stonebuilt terraced house situated in row of houses just off Simonstone Lane with south facing forecourt garden to the front and a detached garage to the rear.

The house has a porchway on the front leading to the spacious lounge with staircase off to the first floor, at the rear there is a dining kitchen with modern shaker style kitchen with hardwood worksurfaces and walk-in pantry. Upstairs there are two good-sized bedrooms and a modern heritage style 3-piece shower room. The house has gas central heating, PVC double glazing, front and rear forecourt gardens and across the rear access there is a detached garage with up and over door.

Railway Terrace offers fantastic road access to the M65 motorway and the road network to Manchester, Burnley and Blackburn. Read and Simonstone offers a variety of amenities including Primary Schools, Church, Cricket Clubs, tennis courts, shops and a Public House. Viewing is essential.

LOCATION: Travelling through Read and then Simonstone from the Whalley direction turn right at the crossroads down the hill along Simonstone Lane. Continue for approximately ½ mile, Railway Terrace is on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: through half-glazed PVC Rock door with window to either side, tiled floor and half-glazed Rock door to lounge.

LOUNGE: 4.7m x 4.2m (15'7" x 13'8"); with a feature cast iron fireplace, coved cornicing, wall light points, oak-effect laminate flooring and staircase off to first floor, half-glazed door to dining kitchen.

KITCHEN DINER: 4.7m x 3.4m (15'7" x 11'0"); with a fitted range of cream shaker style wall and base units with solid hardwood work surface and

upstand, a ceramic Belfast sink unit with brass mixer tap, integrated electric fan oven, four-ring stainless steel gas hob with stainless steel splashback and extractor canopy over, space for fridge freezer, plumbing for a washing machine, oak-effect laminate flooring, space for dining table and chairs and ceiling mounted drying rack.

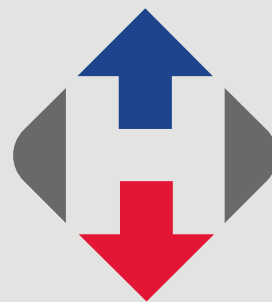
WALK-IN PANTRY: with tiled floor, window and Baxi combination central heating boiler.

FIRST FLOOR:

LANDING: with loft access.

BEDROOM ONE: 3.4m x 4.2m (11'1" x 13'8"); to the front with fitted picture rail, built-in double wardrobe set into alcove and over-stairs storage cupboard with hanging space.

BEDROOM TWO: 3.0m x 3.4m (9'11" x 11'2"); with storage cupboard with shelving.





SHOWER ROOM: 1.5m x 2.5m (4'11" x 8'3"); with a 3-piece modern Heritage style suite comprising high suite W.C with pulled chain flush, vanity wash handbasin with chrome mixer tap, storage cupboards under and vanity mirror over, good sized shower enclosure with fitted mixer shower with fixed showerhead and separate handheld showerhead, modern Heritage style radiator with integrated chrome towel rail, brick tiled walls to dado height and tiled floor, recess spotlighting and extractor fan.

OUTSIDE: To the front of the property is a forecourt front garden with planting areas, wrought-iron gate and pathway to front door. To the rear there is an enclosed paved yard area with raised planting borders and boundary wall. Situated across the rear access road is a good-sized single garage with up and over door.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND: A.

TENURE: Leasehold on a 999 year lease.

FLOOD RISK LEVEL: Very low.



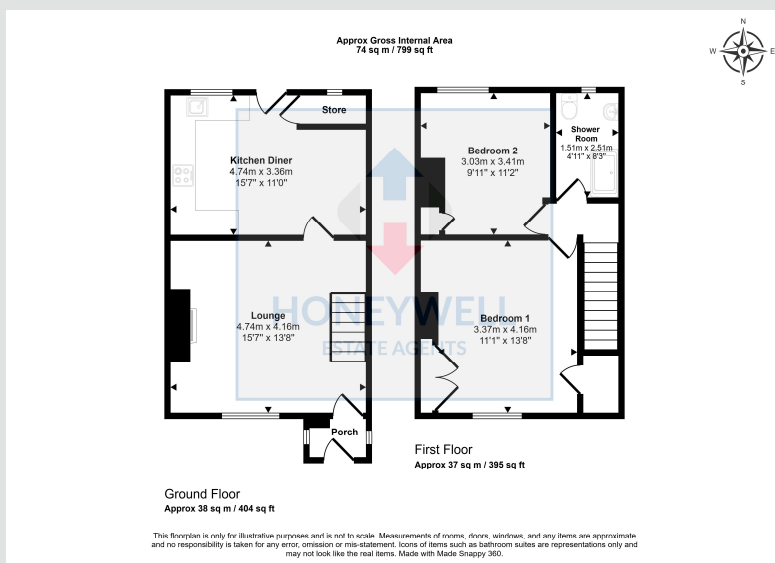
EPC: The energy efficiency rating for this property is C.

VIEWING: By appointment with our office.

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