



3 Wentcliffe Drive, Earby, Lancashire

BB18 6PF



PROPERTY DESCRIPTION

CASH OFFERS ONLY CONSIDERED – This charming semi-detached house is situated in a popular residential area and would be suitable for a wide range of buyers, particularly a speculator looking for a rental investment. Providing well presented living space, this excellent family home offers deceptively spacious accommodation which must be viewed to be fully appreciated.

Conveniently located for access to the town centre and other amenities, this lovely home benefits from pvc double glazing and central heating, run by a Worcester gas condensing boiler, and briefly comprises an entrance porch, a welcoming hall with an open staircase and a pleasant lounge, with a multi fuel stove. The dining room has a sliding patio door opening onto the garden at the rear, the kitchen is a good size with fitted units and there is a ground floor w.c. There are three good sized bedrooms on the first floor, two with a built-in wardrobe, and a shower room, fitted with a three piece white suite, with a large walk-in accessible shower.

The front and rear gardens are stocked with a variety of mature shrubs, small trees and flowering plants and there is an outbuilding at the side, which provides useful storage space.

FEATURES

- Well Presented Semi-Detached Hse
- Set in Popular Residential Area
- Nicely Proportioned Living Space
- Ideal Family Home - Gardens F & R
- Ent Porch & Hall with Open Stairs
- Lounge with Multi-Fuel Stove
- Dining Room with Patio Doors
- Good Sized Kitchen & GF WC
- 3 Decent Sized First Floor Bedrms
- Shower Room with 3 Pc White Suite
- Gas CH & PVC Double Glazing
- Ideal Investment Property





ROOM DESCRIPTIONS

Ground Floor

Porch

PVC double glazed, frosted glass entrance door, set in a matching surround, tiled floor and part glazed internal door, leading into the hall.

Hall

Stairs to the first floor, radiator, built-in storage cupboard and tiled floor.

Lounge

12' 11" x 12' 10" plus recess (3.94m x 3.91m plus recess)

This pleasant, well proportioned room features a fireplace and a multi-fuel stove, a pvc double glazed window and radiator.

Dining Room

11' 10" x 8' 10" (3.61m x 2.69m)

This nice sized room has a pvc double glazed sliding patio door, opening out to the garden at the rear, a radiator and wood finish laminate flooring.

Kitchen

11' 9" x 7' 10" plus recess (3.58m x 2.39m plus recess)

The good sized kitchen is fitted with white units and drawers, wood finish laminate worktops, with tiled splashbacks, and a single drainer sink. It also has an electric cooker point, plumbing for a washing machine, two pvc double glazed windows, a radiator and tiled floor.

Rear Entrance Hallway

PVC double glazed, frosted glass external door and tiled floor.

Ground Floor W.C.

Fitted with a w.c. and also having a tiled floor and pvc double glazed, frosted glass window.

First Floor

Landing

PVC double glazed window and built-in storage cupboard, housing the gas condensing combination central heating boiler. Access to the loft space.

Bedroom One

11' 9" x 11' 5" (3.58m x 3.48m)

A spacious double room with a pvc double glazed window, radiator and built-in wardrobe, with an overhead storage cupboard.

Bedroom Two

11' 5" x 9' 10" plus recess (3.48m x 3.00m plus recess)

This second double room also has a pvc double glazed window, radiator and built-in wardrobe, with an overhead storage cupboard.

Bedroom Three

8' 9" x 8' 2" (2.67m x 2.49m)

This large single or small double room has a pvc double glazed window and a radiator.

Shower Room

Fitted with a white three piece suite, comprising a fully tiled, accessible, walk-in shower with an electric shower, a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail and an extractor fan.

Outside

Front/Side

Front garden stocked with a variety of well-established shrubs and heathers. A

pathway extending along the front of the house leads down the side to a gate giving access to the rear garden.

Rear

The charming, enclosed garden at the rear is a particularly appealing aspect of this lovely family home and has a stone flagged patio directly behind the house, with the remainder being primarily pebble covered, with garden beds, small trees and shrubs. There is also an external cold water tap and a useful outbuilding, providing excellent storage space.

Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. Go past the Station Hotel and the terraced houses on the right and then immediately after the first parade of shops on the right (where the road forks) turn sharp right into New Road. Continue to the T junction at the top of New Road and turn left into Green End Road. At the end of Green End Road and top of Aspen Lane, also where the road forks, bear to the right into Riley Street and go past The White Lion pub. The road forks again just past the pub, bear to the right again into Chapel Street and then turn next right into Wentcliffe Drive and the house is on the left hand side.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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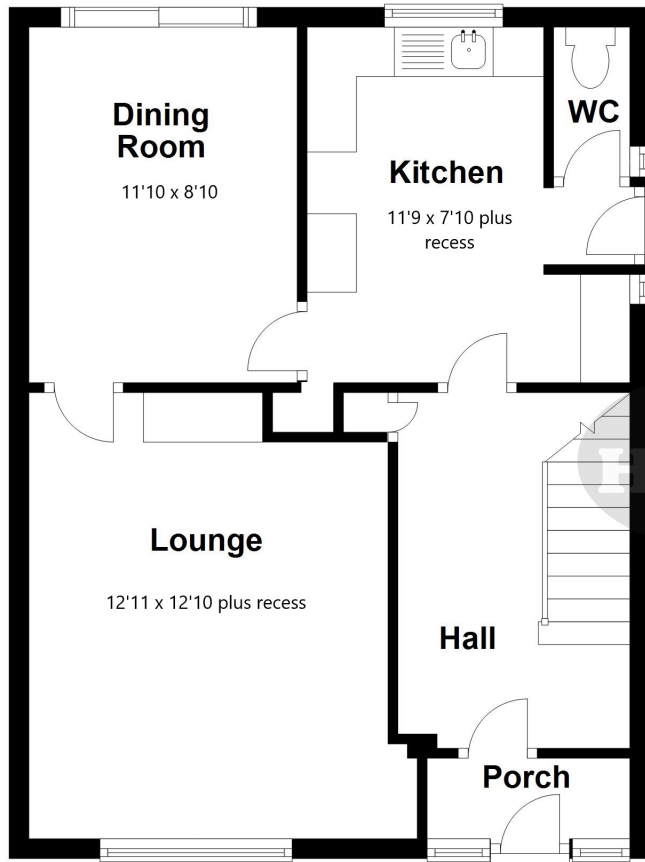


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

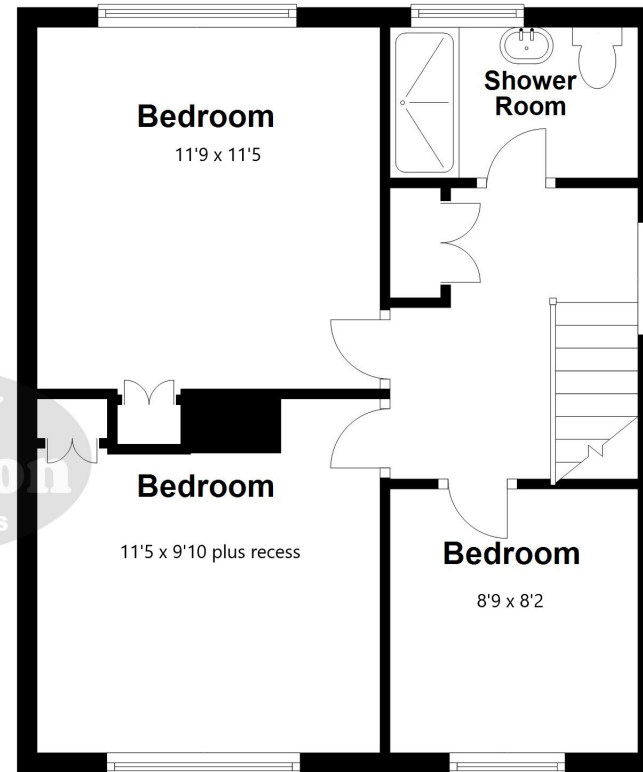
Ground Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



Total area: approx. 94.7 sq. metres (1019.0 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

