

**Sally  
Harrison**  
ESTATE AGENTS

£167,950 Freehold



21 Longroyd Road, Earby, Lancashire

BB18 6NZ



## PROPERTY DESCRIPTION

Located in a highly sought after area towards the outskirts of town, this delightful garden fronted mid terraced house has the noteworthy advantage of wonderful far reaching views from the rear and would be a perfect starter home for first time buyers. Well presented and tastefully furnished, this nicely proportioned abode also benefits from a large and extremely useful utility room/store room, which incorporates a wc, and has fitted gloss fronted units and provides space for storing bicycles etc. Early viewing is strongly recommended on this beautiful abode in order to fully appreciate the many appealing features it has to offer.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises a very pleasant sitting room, laid with quality wood finish laminate flooring and featuring a fireplace recessed into the chimney breast, fitted with a multi fuel stove, a good sized living room, enjoying the lovely aspect/views at the rear, with a marble fireplace and living flame gas fire and a fitted kitchen, with granite worktops and a built-in gas oven, microwave and a gas hob. The first floor landing has a built in desk and is an ideal space for a home office, there are three bedrooms, one of which takes full advantage of the fabulous rural views, and a bathroom, attractively fitted with a modern three piece white suite, with a shower over the bath. To the rear is an enclosed yard.



## FEATURES

- Delightful Garden Fronted Mid Terr Hse
- Highly Sought After Area Near the Outskirts
- Wonderful Far Reaching Views from Rear
- Well Presented & Tastefully Furbished
- Pleasant Sitting Room with Multi-Fuel Stove
- Living/Dining Rm with Fireplace & Gas Fire
- Fitted Kitchen with Built-in Appliances
- 3 FF Bedrms - 1 with Rural Views
- Attractive 3 Pc Bathrm - Shower over Bath
- Useful Large, External Utility Rm/Store
- PVC Double Glazing & Gas CH
- Viewing Essential in Order to Appreciate





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

PVC double glazed, frosted glass entrance door leading into the sitting room.

#### Sitting Room

13' 8" plus alcoves x 10' 3" plus recess (4.17m plus alcoves x 3.12m plus recess)

An extremely pleasant room, which is laid with quality wood finish laminate flooring and features a fireplace, recessed into the chimney breast, with a wood beam lintel above and a stone flagged hearth, fitted with a multi-fuel stove. PVC double glazed window, radiator, space and recess for a wall mounted television, downlights recessed into the ceiling and stairs to the first floor.

#### Living Room

14' 10" x 11' 11" into alcoves (4.52m x 3.63m into alcoves)

This second, good sized reception room is also laid with quality wood finish laminate flooring and has a carved marble fireplace, fitted with a living flame gas fire, a pvc double glazed window, enjoying the views from the rear, and a radiator. There is a useful under-stairs store/half cellar, with wood finish laminate flooring, wall mounted coat hooks and an electric light.

#### Kitchen

9' 1" x 7' 2" plus recess (2.77m x 2.18m plus recess)

The contemporary kitchen is fitted with stylish units, granite worktops, with tiled splash-backs, and a single drainer sink, with a mixer tap. It has a built-in gas oven, a microwave oven, a gas hob, with an extractor over, plumbing and space for a slimline dishwasher, a pvc double glazed window, luxury vinyl flooring and a pvc double glazed external door.

### First Floor

#### Landing

Providing an excellent space for a home office/study area, the landing has a built in desk, a spindled balustrade, radiator and a pvc double glazed window, enjoying the fabulous far reaching views from the rear. There is access, via a retractable ladder, to the boarded loft space.

#### Bedroom One

13' 6" x 8' 2" into alcoves (4.11m x 2.49m into alcoves)

This double room has a pvc double glazed window, radiator and attractive wood finish laminate flooring.

#### Bedroom Two

9' 2" into recess x 7' 7" (2.79m into recess x 2.31m)

Providing a large single or small double room, with a pvc double glazed window, which takes full advantage of the stunning long distance rural views, radiator and wood finish laminate flooring. The wall mounted gas combination central heating boiler is concealed in a cupboard,

#### Bedroom Three

10' 6" x 6' 5" (3.20m x 1.96m)

The third bedroom is also laid with wood finish laminate flooring and has a pvc double glazed window and radiator.

#### Bathroom

Tastefully furnished and fitted with a modern three piece white suite, comprising a bath, with a mixer tap, a fixed 'rainfall' style shower over, plus an additional hand-held shower, a tiled splash-back and a glazed shower screen. It also has a w.c. and a wash hand basin, set in a cabinet, with a cupboard below, downlights recessed into the ceiling and an extractor fan.

### Outside

#### Front

Extremely attractive stone flagged forecourt, with co-ordinating cobble style borders.

#### Rear

Enclosed yard, with an external cold water tap.

#### External Utility/W.C.

14' 6" x 9' 10" (4.42m x 3.00m)

An extremely advantageous and noteworthy asset of this lovely family home, the good sized utility room has fitted, gloss fronted units, wood finish laminate worktops, with splashbacks, a single drainer sink, with a mixer tap, plumbing for a washing machine and space for a condenser tumble dryer. It also incorporates a w.c. and has a pvc double glazed window, a pvc double glazed external door, electric power and light.

#### Directions

Proceed into Earby on the A56, along Colne Road, via Kelbrook and Sough. On entering Earby, go past the Station Hotel and the terraced houses on the right and then turn sharp right immediately after the first parade of shops on the right (where the road forks by the Co-Op) into New Road. Continue to the 'T' junction at the top of New Road, turn right into Green End Road, continue straight ahead into Longroyd Road.

#### 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

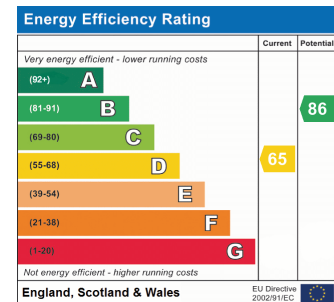
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

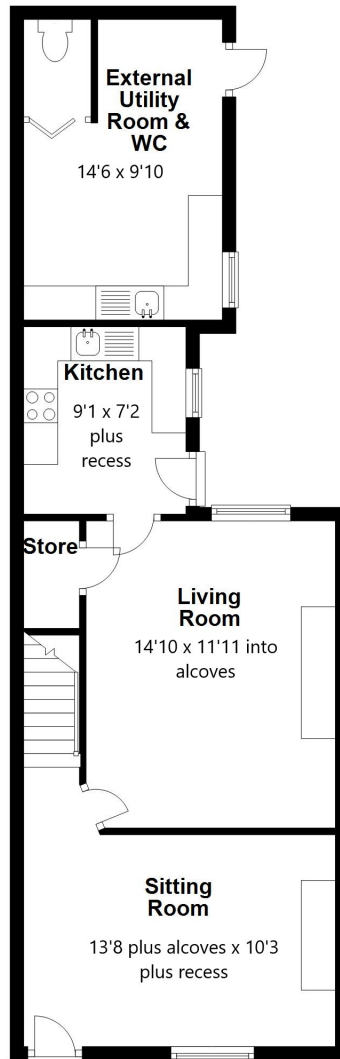
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# FLOORPLAN

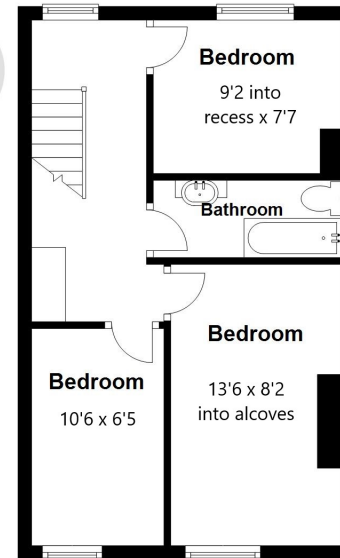
## Ground Floor

Approx. 55.4 sq. metres (596.4 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



Total area: approx. 90.9 sq. metres (978.0 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.

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