

Offers Around £89,500 Freehold



37 Waddington Street, Earby, Lancashire  
BB18 6QW



## PROPERTY DESCRIPTION

Situated in a pleasant, traffic free location, this charming mid terraced home enjoys a fabulous open outlook over Earby croquet pitch with views extending beyond. The property also benefits from a garden and would make an ideal purchase for either first time buyers or investors seeking a buy to let opportunity. Tucked away yet conveniently positioned within easy walking distance of the town centre, shops, cafes, the bus station and the doctor's surgery, providing both peace and practicality in equal measure.

The accommodation benefits from pvc double glazing and gas central heating and briefly comprises a nicely proportioned living room and a fitted kitchen, with white units and a built-in electric oven, and a gas hob with an extractor canopy over.

To the first floor are two bedrooms, the double bedroom takes full advantage of the lovely aspect and includes built-in wardrobes with overhead storage cupboards. There is also a single bedroom with a storage cupboard, and a bathroom, which has a three piece white suite.

## FEATURES

- Appealing Terr House with Lovely Views
- Pleasing, Traffic Free Loc Close to Centre
- Overlooking the Croquet Pitch
- Close to Shops, Cafés & Transport
- Nicely Proportioned Living Room
- Ftd Kitchen - Modern Units & Oven/Hob
- 2 Bedrms - 1 with Ftd W'robes & Views
- Bathroom with 3 Pc White Suite
- PVC DG & Gas CH - Front Garden
- Ideal for FTB's - Early Viewing  
Recommndd



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above, opening into the living room .

#### Living Room

14' 1" plus recess x 13' 1" into alcoves (4.29m plus recess x 3.99m into alcoves)

This nicely proportioned room has a pvc double glazed window and a radiator.

#### Kitchen

10' 1" plus recess x 7' 10" plus recesses (3.07m plus recess x 2.39m plus recesses)

The kitchen is fitted with white units and drawers, laminate worktops, and a single drainer sink, with a mixer tap. It has a built-in electric oven, a gas hob, with an extractor canopy over and plumbing for a washing machine. There is space under the stairs for a tall fridge and a condenser tumble dryer and the kitchen also has a pvc double glazed window, a radiator, an open staircase to the first floor, with a pvc double glazed window at the foot of the stairs, and a double glazed, frosted glass external door. It also houses the wall mounted gas condensing combination central heating boiler.

### First Floor

#### Landing

Access, via a retractable ladder, to the boarded loft space, which has an electric power point.

#### Bedroom One

11' 2" x 11' 1" to wardrobe fronts (3.40m x 3.38m to wardrobe fronts)

Having the advantage of overlooking the croquet ground in front of Waddington Street, with lovely rural views beyond, this double room has built-in wardrobes, with storage cupboards above, a radiator and pvc double glazed window.

#### Bedroom Two

9' 2" to cupboard front x 5' 3" plus recess (2.79m to cupboard front x 1.60m plus recess)

This single room has a built-in storage cupboards, fitted shelves, a radiator and a pvc double glazed window.

#### Bathroom

Fitted with a three piece suite, comprising a bath, a w.c. and pedestal wash hand basin. Radiator and a pvc double glazed, frosted glass window.

#### Outside

#### Front

Lawned garden, with a shrub border. There is no vehicular access to the front of Waddington Street, just a footpath, facilitating pedestrian access, which runs directly in front of each property between the houses and the gardens.

### Directions

Proceed into Earby on the A56, via Thornton-in-Craven, along Skipton Road. Go past the Punch Bowl pub on the left and All Saints Church on the right and then turn left immediately through the bend, into School lane. Carry on to the end of School Lane, go over the bridge and past the flats then, at the mini roundabout, turn left into Shuttleworth Street and Waddington Street is located directly behind the houses on the right hand side of Shuttleworth Street.

### 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

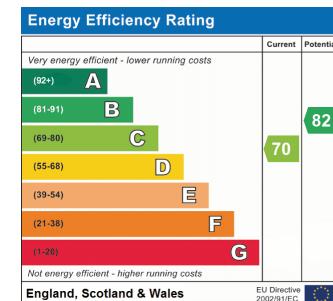
**Fixtures & Fittings** – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

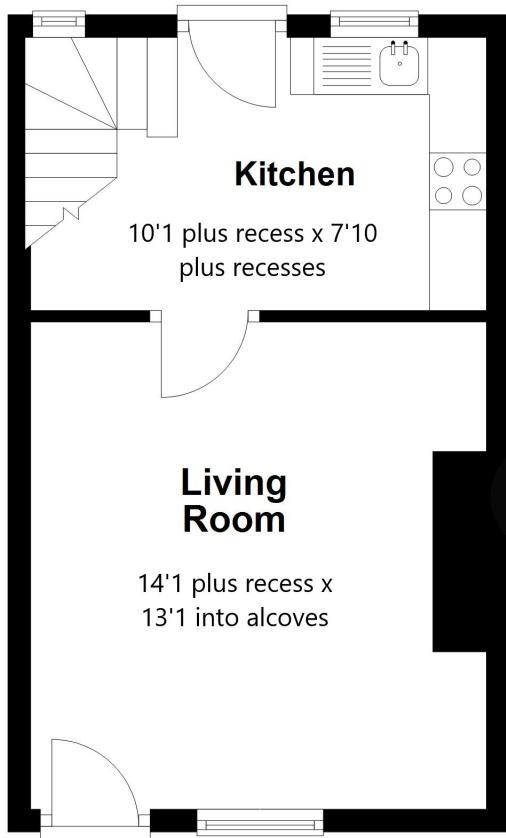
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## FLOORPLAN

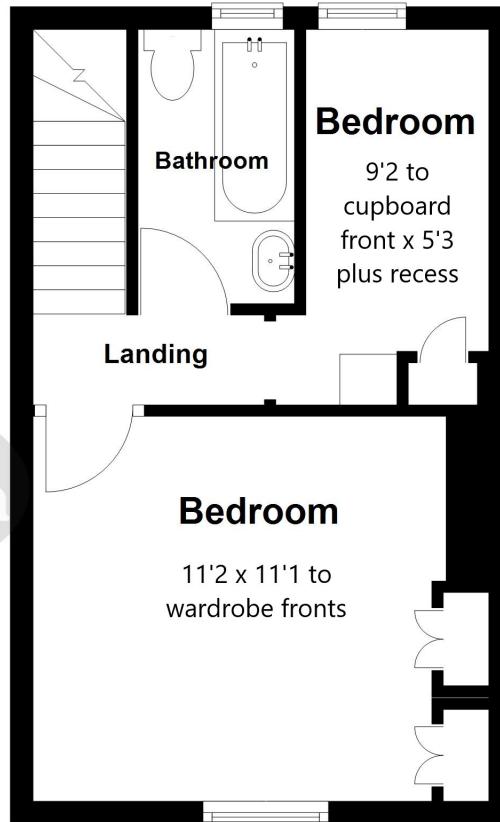
### Ground Floor

Approx. 27.0 sq. metres (291.0 sq. feet)



### First Floor

Approx. 27.0 sq. metres (291.0 sq. feet)



**Total area: approx. 54.1 sq. metres (582.0 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 warrant 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.