







## PROPERTY DESCRIPTION

Situated in a popular residential area, this nicely proportioned end terraced house has the significant advantage of a garage at the rear, complete with electric power and light. In need of modernisation and updating, this property is an ideal purchase for investors seeking a buy to let opportunity, or first time buyers looking to gain an affordable foothold onto the property ladder.

Perfectly located for those looking for convenience, being just a short walk from the town centre shops, cafés and many other essential facilities.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises a pleasant, light and airy sitting room and a kitchen, with fitted units, free standing appliances, and offering excellent potential to be reconfigured to allow space for a dining table.

On the first floor are two decent sized double bedrooms, the largest room having built in furniture and a useful over stairs storage cupboard. There is also a bathroom, fitted with a three-piece white suite with shower over the bath. NO CHAIN INVOLVED.



## FEATURES

- Stone Built End Terraced House
- Garage to Rear with Electric Power & Light
- Short Walk from Town Centre Amenities
- Requires Updating & Modernising
- Ideal for Rental Investors or FTB's
- Light & Airy Sitting Rm & Ftd Kitchen
- 2 Double Bedrms – 1 with Ftd Furniture
- 3 Pc Bathrm with Shower Over Bath
- PVC Double Glazing & Gas Central Heating
- Early Viewing Recommended





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

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

#### Sitting Room

13' 10" plus recess x 12' 5" plus alcoves (4.22m plus recess x 3.78m plus alcoves)

The good sized sitting room has two pvc windows and a radiator.

#### Kitchen

12' 5" plus alcoves x 10' 2" plus recess (3.78m plus alcoves x 3.10m plus recess)

The spacious kitchen allows room to accommodate a dining table and has fitted units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. There is also an electric cooker, washing machine, condenser tumble dryer and an American style fridge/freezer, which are included with the property, and there is also a pvc double glazed window, radiator, an under-stairs storage area and pvc double glazed, frosted glass external door. The wall mounted gas condensing combination central heating boiler is housed in the kitchen and there are stairs leading to the first floor.

### First Floor

#### Landing

Radiator.

#### Bedroom One

14' 0" x 11' 5" to wardrobe fronts (4.27m x 3.48m to wardrobe fronts)

This decent size double room has fitted wardrobes, with central drawer unit, which has a cupboard above, a pvc double glazed window and a radiator. There is also a walk-in over-stairs storage cupboard and access to the loft space.

#### Bedroom Two

10' 2" x 7' 6" (3.10m x 2.29m)

Providing either a large single, or small double, this room has a pvc double glazed window and a radiator.

#### Bathroom

7' 1" x 5' 4" into recess (2.16m x 1.63m into recess)

Half tiled and fitted with a three piece white suite, comprising, a bath, with a mixer tap and shower attachment and a pvc panelled splashback around the shower area, a w.c. and a wash hand basin, with a mixer tap. The bathroom also has a pvc double glazed, frosted glass window and a radiator.



### Outside

#### Rear

Small enclosed yard, with an external light.

#### Detached Garage

14' 4" x 9' 8" (4.37m x 2.95m)

A particularly beneficial asset of the property, with timber double doors and electric power and light.

#### Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. Go past the Station Hotel on the right and then take the third turning on the right in Applegarth Street, go past James Street on the left and then turn next left into Cowgill 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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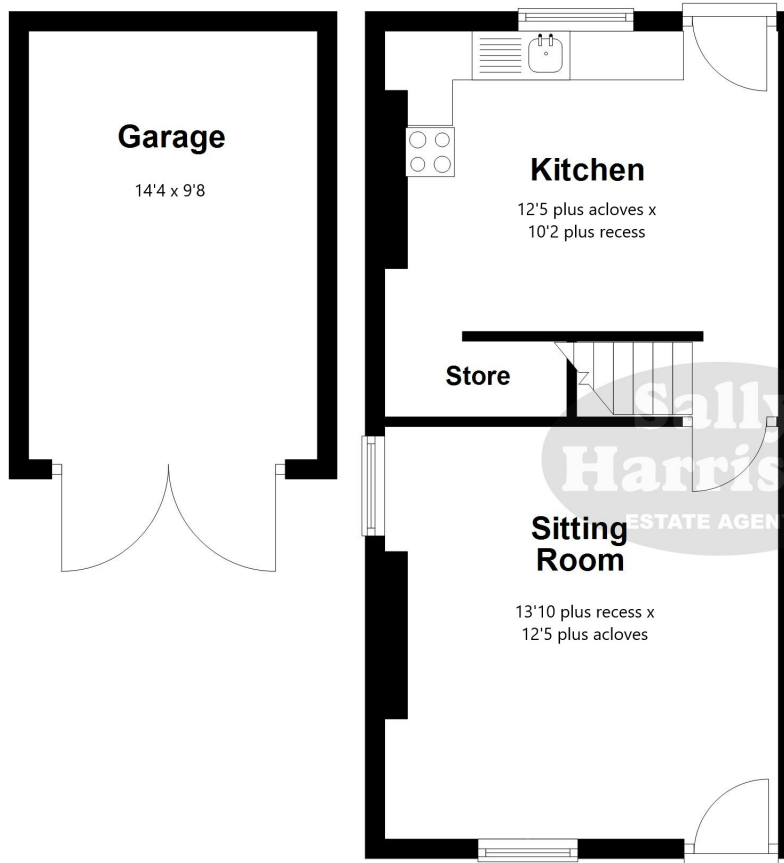
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



## FLOORPLAN

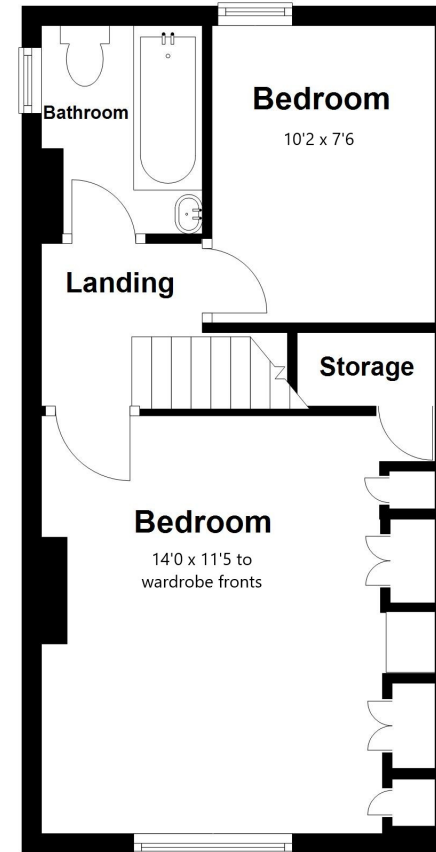
### Ground Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.0 sq. feet)



Total area: approx. 79.3 sq. metres (854.0 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.

