



17 John Street, Earby, Lancashire BB18

6XH



PROPERTY DESCRIPTION

Early and internal viewing is strongly recommended on this very desirable, immaculately presented home, which is tastefully furnished and beautifully decorated throughout and would be absolutely perfect as a starter home for first time buyers. Providing nicely proportioned living space, this particularly appealing terraced house is conveniently situated for access to the town centre shops, cafes and other amenities as well as within walking distance of public transport.

Complemented by pvc double glazing and gas central heating, run by a condensing combination boiler which was newly installed in October 2020, the accommodation briefly comprises an extremely pleasant living room, which has an attractive Limestone fireplace surround, fitted with a multi fuel stove, which is recessed into the chimney breast and a good sized kitchen, allowing ample space for a dining table, stylishly fitted with gloss fronted units, incorporating a built-in electric oven and a gas hob with a stainless steel extractor canopy over. There are two double bedrooms on the first floor, the largest having built-in wardrobes with overhead storage cupboards, and a bathroom, fitted with a modern three piece white suite, with a shower over the bath.

There is a forecourt laid with Indian stone flags and another pleasing attribute is the enclosed yard/patio, which is also laid with Indian stone flags and is screened by timber fencing.

FEATURES

- Charming Terraced House with Forecourt
- Immaculately Prest'd & Tastefully Furbished
- Nicely Proportioned Living Space
- Charming Living Rm with F'place & Stove
- Stylish Dining Kitchen with Oven & Hob
- 2 Double Bedrms - 1 with Ftd Wardrobes
- 3 Pc Bathrm - White Suite & Shwr over Bath
- Delightful, Stone Flagged Yard/Patio
- PVC DG & Gas CH - New Boiler 2020
- Ideal for FTB's - Early Viewing Highly Rec.





ROOM DESCRIPTIONS

Ground Floor

Entrance

Composite entrance door, opening into the sitting room.

Sitting Room

13' 10" into alcoves x 12' 0" (4.22m into alcoves x 3.66m)

An extremely pleasant room, laid with attractive wood finish laminate flooring and featuring a stylish limestone fireplace, recessed into the chimney breast, fitted with a multi-fuel stove. It also has a pvc double glazed window and a radiator.

Dining Kitchen

12' 2" plus recess x 10' 1" plus recess (3.71m plus recess x 3.07m plus recess)

Tastefully furnished, the good sized kitchen allows ample space for a dining table and is fitted with modern, gloss fronted units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap/spray. It also has a built-in electric oven, a gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine, a pvc double glazed window, wood finish laminate flooring, a radiator and an under-stairs storage area, which has electric power and light. PVC double glazed, frosted glass external door.

First Floor

Landing

Access to the loft space.

Bedroom One

12' 1" x 12' 0" to wardrobe fronts, plus recesses (3.68m x 3.66m to wardrobe fronts, plus recesses)

A generously proportioned double room, with built-in wardrobes and storage cupboards above, a pvc double glazed window, radiator and a walk-in over-stairs storage cupboard/wardrobe.

Bedroom Two

10' 3" x 7' 10" (3.12m x 2.39m)

A second double room, with a pvc double glazed window and a radiator.

Bathroom

Fitted with a modern three piece white suite, comprising a 'shower bath', with a tiled splashback, a curved shower screen and shower over, a w.c. and a pedestal wash hand basin. Chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window and downlights recessed into the ceiling.



Outside

Front

Forecourt, laid with Indian stone flags.

Rear

Charming enclosed yard/patio, which is laid with Indian stone flags and is screened by timber fencing. Cold water tap.

Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. Take the second right turn after the Station Hotel into Barrett Street and then turn first left into John 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

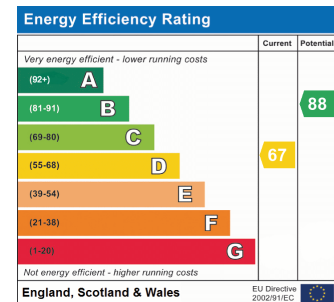
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

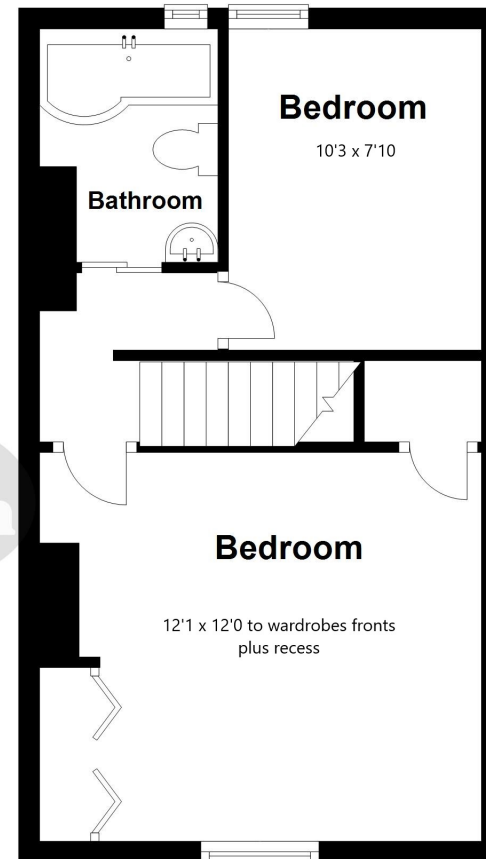
Ground Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.3 sq. feet)



Total area: approx. 65.4 sq. metres (704.3 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.