



1 Green Walk, Earby, Lancashire BB18
6XZ



PROPERTY DESCRIPTION

Enjoying a pleasant position, with lovely far reaching rural views from the front, this charming detached dwelling is located in a particularly pleasing cul-de-sac position, on the outskirts of Earby. Providing well proportioned living space, this appealing home offers many advantageous attributes, including a large conservatory to the rear, and with the property being situated on a corner plot, provides further potential to extend at the side, subject to local authority planning permission. The house does require some degree of upgrading and cosmetic improvement, but allowance for this is reflected in the asking price.

Suitable for a wide range of prospective buyers, this desirable abode is complemented by pvc double glazing and gas central heating and the accommodation briefly comprises, an entrance hall, a spacious, through lounge and dining room, featuring a fireplace fitted with an electric fire in the lounge and patio doors in the dining room opening into the conservatory. The kitchen has fitted units and a freestanding electric oven, there is a useful utility room, a ground floor w.c. and a good sized and extremely beneficial store room, which could be utilised for many purposes, including a playroom or home office. There are three first floor bedrooms, two of which take full advantage of the fabulous countryside views, and a bathroom, which is majority tiled and tastefully furnished with a modern three piece white suite, with a shower over the bath.

The block paved drive provides off road parking for two or three cars and the front garden, which also extends around the side, is lawned with a flowerbed border. The delightful enclosed garden at the rear has a lawn, a raised garden bed and Indian stone paved pathways and patios, one of which has a pergola over.

FEATURES

- Detached House on Outskirts of Earby
- Lovely Rural Views from the Front
- Ent. Hall & Thro' Lounge & Dining Rm
- Fitted Kitchen & Large Conservatory
- Useful Utility Room & GF WC
- Good Sized Store Rm/Home Office
- 3 FF Bedrooms - 2 with Rural Views
- Tastefully Furbished Bathroom
- PVC DG & GCH - Off Rd Pkg for 2-3 Cars
- Corner Plot - Good Sized Gardens
- Pleasing Cul-de-Sac Position
- Well Proportioned Family Living Space





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Attractive pvc double glazed, frosted glass entrance door, with a matching window to one side. Stairs leading to the first floor, with a wrought iron balustrade, radiator and two useful under-stairs storage cupboards.

Through Living & Dining Room

23' 8" plus bay and recess x 10' 9" reducing to 8' 5" (7.21m plus bay and recess x 3.28m reducing to 2.57m)

This extremely spacious family room features a fireplace, fitted with an electric flame effect fire, and has a pvc double glazed bay window, from which there is a lovely open aspect/views, as well as an additional pvc double glazed window in the side elevation. There are two radiators, pvc double glazed patio doors leading into the conservatory and the room is laid with wood finish laminate flooring.

Conservatory

15' 4" x 9' 11" plus recesses (4.67m x 3.02m plus recesses)

The good sized pvc double glazed conservatory has pvc double glazed French doors, leading out to the garden, a radiator and electric power and light.

Kitchen

8' 0" x 7' 7" plus recess (2.44m x 2.31m plus recess)

Fitted with units and drawers, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap, the kitchen also has a freestanding electric cooker, plumbing and space for a dishwasher, a pvc double glazed window, looking and opening into the conservatory and an internal door leading into the utility room.

Utility Room

7' 1" x 6' 0" plus recesses (2.16m x 1.83m plus recesses)

Particularly advantageous in a busy family home, the utility has plumbing for a washing machine, space and vent for a tumble dryer, a pvc double glazed, frosted glass window, radiator and a pvc double glazed, frosted glass external door. The wall mounted gas condensing combination central heating boiler is also housed in the utility room.

Ground Floor W.C.

A beneficial asset in any property, fitted with a two piece white suite, comprising a w.c. and a wash hand basin, with a tiled splashback. It also has a radiator and an extractor fan.

Store Room

7' 11" x 7' 3" (2.41m x 2.21m)

Another very useful room, currently providing storage space, but which could be used as a playroom or study and has a pvc double glazed, frosted glass window and electric power and light.

First Floor

Landing

PVC double glazed, frosted glass window. Access to the partially boarded loft space, which has an electric light.

Bedroom One

13' 10" x 9' 6" (4.22m x 2.90m)

Having the benefit of wonderful far reaching rural views, this generous double room has a pvc double glazed window and a radiator.

Bedroom Two

9' 8" x 8' 9" (2.95m x 2.67m)

This second double room has a pvc double glazed window and a radiator.

Bedroom Three

6' 11" x 6' 1" (2.11m x 1.85m) plus 4' 11" x 3' 10" (1.50m x 1.17m)

This 'L' shaped single room enjoys fabulous views of the surrounding countryside and has a pvc double glazed window, a radiator and built-in cupboard/wardrobe, with a clothes hanging rail and shelf.

Bathroom

Majority tiled and very attractively and stylishly furnished, the bathroom is fitted with a modern three piece white suite, comprising a 'shower bath' with a mixer tap, a fixed 'rainfall' style shower over, plus an additional, flexible shower head, a glazed shower screen and a pvc 'wet wall' style splashback. There is also a w.c. and a wash hand basin, with drawers below, two pvc double glazed, frosted glass windows and a chrome finish radiator/heated towel rail.

Outside

Front/Side

A block paved driveway allows off road parking for up to three cars and there is a lawned garden, which extends down the side of the house, with a flower bed. External lights.

Rear

The enclosed garden is surrounded by a dry stone wall and consists of a lawn, a raised garden bed and Indian stone flagged patios, one of which has a pergola over, and paths. Cold water tap.

Directions

On entering Earby on the A56, via Kelbrook and Sough, along Colne Road, take the the first right turning into Brookfield Way and Green Walk is the first cul de sac on the left off Brookfield Way.

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.

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House To Sell

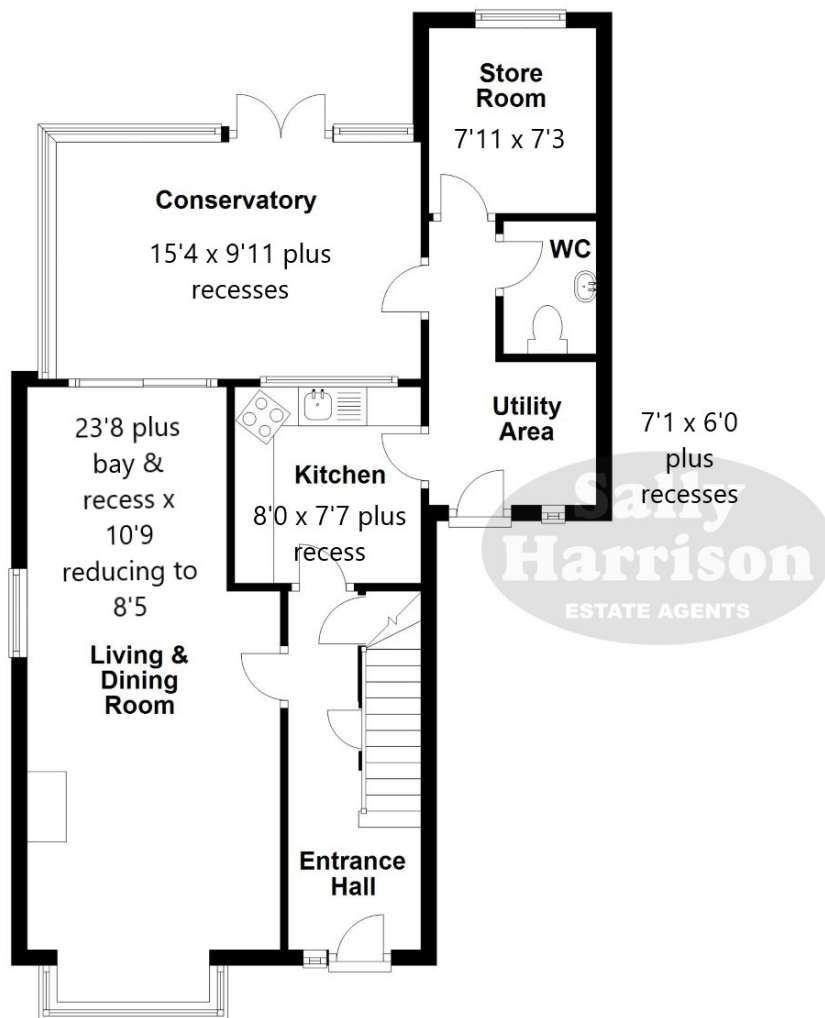
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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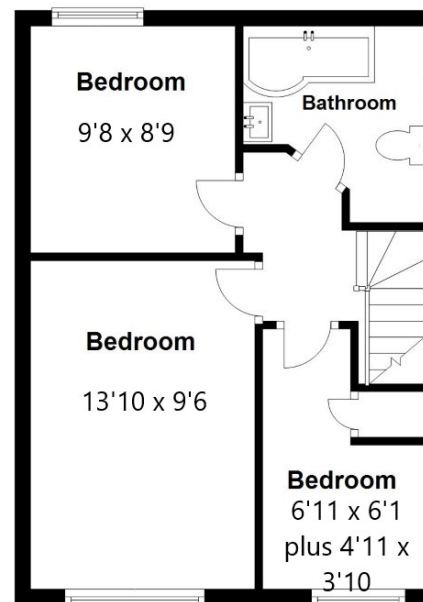


FLOORPLAN

Ground Floor
Approx. 65.1 sq. metres (700.9 sq. feet)



First Floor
Approx. 36.4 sq. metres (392.3 sq. feet)



Total area: approx. 101.6 sq. metres (1093.2 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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