





PROPERTY DESCRIPTION

Set in a sought after, extremely pleasant, traffic free position and having the benefit of an open aspect from the front, this stone built, mid terraced house provides nicely proportioned living space, has the unusual advantage of a good sized garden at the front and is strongly recommended for early viewing. Requiring some modernisation and improvement, this appealing abode offers lots of potential to create a lovely home for either first time buyers or a young family.

FEATURES

- Stone Built Mid Terrace House
- Delightful, Decent Sized Garden
- Pleasant Traffic Free Location
- Req's Modernisation & Improvement
- Nicely Proportioned Living Space
- 2 Good Sized Reception Rooms
- Fitted Kitchen with Oven & Hob
- 2 Double Bedrms & Converted Loft Rm
- 3 Pc Bathroom – Shower over Bath
- Gas CH & DG Windows - Views from Front





ROOM DESCRIPTIONS

Ground Floor

Entrance

Frosted glass entrance door, with a frosted glass window light above, opening into the sitting room.

Sitting Room

14' 6" plus alcoves x 10' 5" plus recess (4.42m plus alcoves x 3.17m plus recess)
This good sized room enjoys the open aspect from the front and overlooks the garden and has pvc double glazed window, a radiator and stained wood fireplace, with a tiled inset and raised hearth.

Small Inner Hallway

Stairs to the first floor.

Living/Dining Room

15' 8" into alcoves x 13' 6" (4.78m into alcoves x 4.11m)
This spacious second reception room has a wall mounted gas fire, a pvc double glazed window, radiator and under-stairs storage cupboard, with fitted shelves and an electric light.

Kitchen

9' 7" x 8' 2" plus recess (2.92m x 2.49m plus recess)
A nice size, the kitchen has fitted units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with an extractor hood over, plumbing for a washing machine, two pvc double glazed windows, radiator and double glazed, frosted glass composite external door. The wall mounted gas condensing combination central heating boiler is housed in the kitchen.

First Floor

Landing

Enclosed, return staircase to the second floor loft conversion.

Bedroom One

15' 8" into alcoves x 10' 6" (4.78m into alcoves x 3.20m)
This generous double bedroom benefits from far reaching views and has a double glazed window, a radiator and over-stairs storage cupboard.

Bedroom Two

10' 5" x 7' 11" plus recess (3.17m x 2.41m plus recess)
This second double room has a stained wood floor, radiator and pvc double glazed window.

Bathroom

10' 7" x 7' 5" reducing to 4' 5" (3.23m x 2.26m reducing to 1.35m)
Fitted with a three piece suite, comprising a bath, with an electric shower over, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, part tiled walls, radiator and built-in storage cupboard.

Second Floor

Loft Conversion

14' 3" less central stairwell x 10' 7" plus eaves (4.34m less central stairwell x 3.23m plus eaves)
A useful room with a double glazed Velux window, from which there are long distance views, and electric power and light.



Outside

Front

Directly in front of the house is an elevated, paved patio. Steps from the patio lead down to a stone flagged path, which extends the full length of the row to give pedestrian access to all the houses. At the other side of the path is a lawned garden. Please note that only part of this garden is registered on the title of the property, but the deceased owner and her successors in title have had uninterrupted use of the whole garden since she bought the house in 2001.

Rear

Enclosed, paved yard/patio.

Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. Go past The Station Hotel and the terraced houses on the right and then turn sharp right, after the first parade of shops on the right, into New Road. Continue to the top to the 'T' junction and turn right into Green End Road. Go past the pair of semi's and then the first short row of terraced houses on the right before turning right into the cobbled street that gives access to the rear of Mostyn Avenue

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

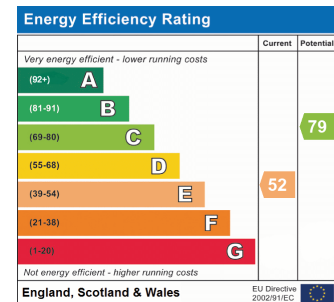
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

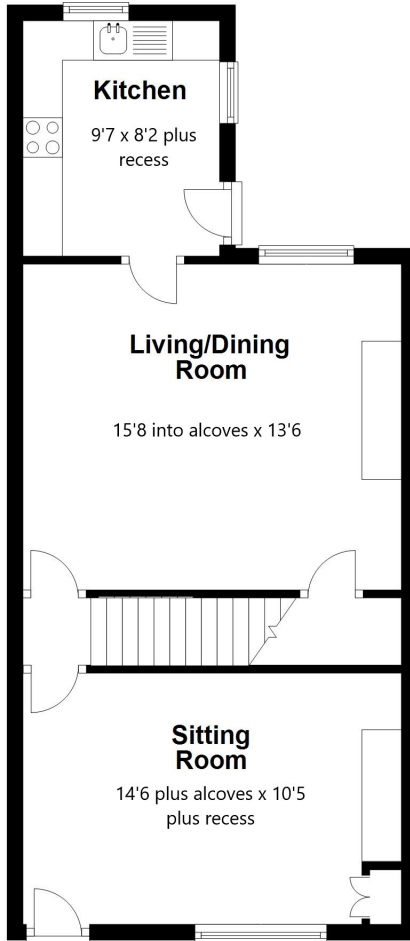
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FLOORPLAN

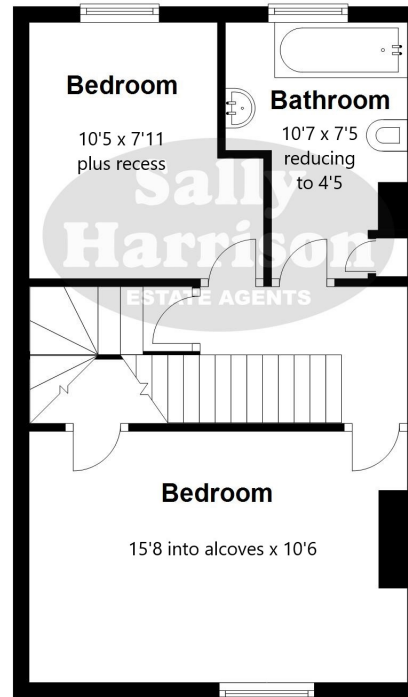
Ground Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



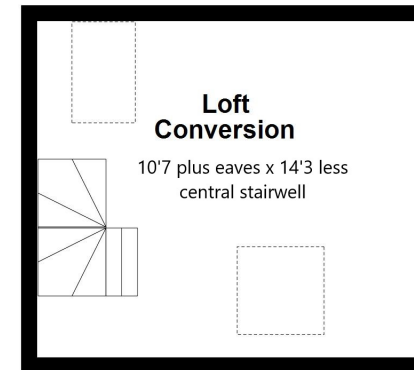
First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



Second Floor

Approx. 20.4 sq. metres (219.2 sq. feet)



Total area: approx. 108.1 sq. metres (1163.4 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.

