





PROPERTY DESCRIPTION

Internal viewing is absolutely essential to appreciate this beautiful home, not only does it provide well proportioned living space, it is also extremely well presented, retaining lots of original features and has the added advantage of having a large basement room, which could be utilised for many purposes, besides offering great storage space. This appealing, garden fronted, mid terraced house is conveniently situated for access to the town centre shops, cafes and other amenities, with public transport just a short walk away.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule and hall and a good sized through lounge and living/dining room. The lounge features an attractive Oak fireplace and a living flame gas fire and the living/dining room has a multi fuel stove, which is recessed into the chimney breast. The kitchen is stylishly fitted with modern cream shaker style units, incorporating a built-in electric oven and hob with an extractor canopy over and an integral fridge. The cellar is currently used for storage and provides a utility area, there are three decent sized first floor bedrooms and a larger than average shower room, with a three piece white suite.

The pleasant rear yard has two substantially built outbuildings, these both could be taken down and the yard opened up to provide off road parking space, if required, subject to local authority planning permission. NO CHAIN INVOLVED.

FEATURES

- Immaculately Pres'td Garden Frntd Hse
- Tastefully & Beautifully Furbished
- Delightful, Good Sized Family Home
- Short Walk from Town Centre Amenities
- Vestibule & Charming Hall
- Spacious Thro' Lounge & Liv/Din Rm
- Stylish Kitchen inc. Oven, Hob & Fridge
- Extremely Useful Basement/Workshop
- 3 Decent Sized FF Bedrooms
- Large, Attractive Shower Room
- Pleasant Yard with Outbuildings
- PVC DG & GCH - No Chain Involved





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, entrance door, with a window light above. Coved ceiling and attractive, original, frosted glass internal door, set in a lovely surround, leading into the hall.

Hall

Coved ceiling, original feature archway radiator, wall mounted cloak hooks and stairs to the first floor.

Through Lounge and Living/Dining Room

Lounge

13' 0" x 11' 8" into alcoves (3.96m x 3.56m into alcoves)

A cosy and inviting, yet spacious room, featuring an attractive oak fireplace surround, with a period style cast iron inset and granite hearth, fitted with a living flame gas fire. PVC double glazed window, radiator, coved ceiling and television point.

Living/Dining Room

16' 1" x 11' 3" plus recesses (4.90m x 3.43m plus recesses)

This delightful second reception room is also generously proportioned and has a fireplace, recessed into the chimney breast, which is fitted with a multi-fuel stove, set on a stone hearth. There is a charming built-in display cupboard built into one of the chimney breast alcoves, a pvc double glazed window, radiator, television and telephone points and the room is laid with wood finish laminate flooring.

Kitchen

9' 11" x 7' 4" (3.02m x 2.24m)

The nice sized, stylishly refurbished kitchen is fitted with a range of modern cream shaker style units and drawers, with brushed chrome handles, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It has a built-in electric oven and hob, with a stainless steel extractor canopy over, an integral fridge, concealed lighting under the wall units, a tiled floor, pvc double glazed window and pvc double glazed external door. A door gives access to the stairs leading down to the cellar, with fitted shelves at the top of the stairs and an electric light.

Cellar

12' 7" x 9' 2" (3.84m x 2.79m)

An extremely useful room, providing an abundance of storage space with shelving, a window, plumbing for a washing machine and electric power and light.

First Floor

Landing

Original spindled balustrade and access to the loft space. The landing also features a beautiful stained glass skylight and has a built-in double wardrobe, with storage cupboards above.

Bedroom One

13' 3" x 10' 5" into alcoves (4.04m x 3.17m into alcoves)

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

Bedroom Two

15' 2" x 8' 6" into alcoves (4.62m x 2.59m into alcoves)

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



Bedroom Three

12' 8" x 7' 0" (3.86m x 2.13m)

Providing a large single or a small double room, with a radiator and pvc double glazed window.

Shower Room

9' 0" x 7' 4" plus recess (2.74m x 2.24m plus recess)

The larger than average shower room is fitted with a three piece white suite, comprising a tiled shower cubicle, a pedestal wash hand basin and a w.c. The walls are part tiled and the room has a pvc double glazed, frosted glass window and houses the wall mounted gas condensing combination central heating boiler. There is ample space, with some alteration, to install a bath, if preferred.

Outside

Front

Garden forecourt, which is mainly pebble covered.

Rear

Good sized, enclosed paved yard, with a garden area, two outbuildings and an external light.

Directions

Proceed into Earby on the A56, via kelbrook and Sough along Colne Road. Go past the Station Hotel and the house is on the right hand side.

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

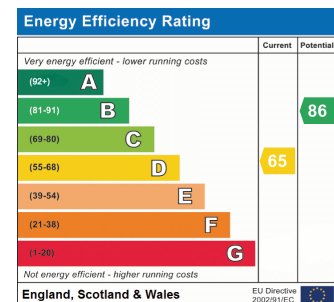
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

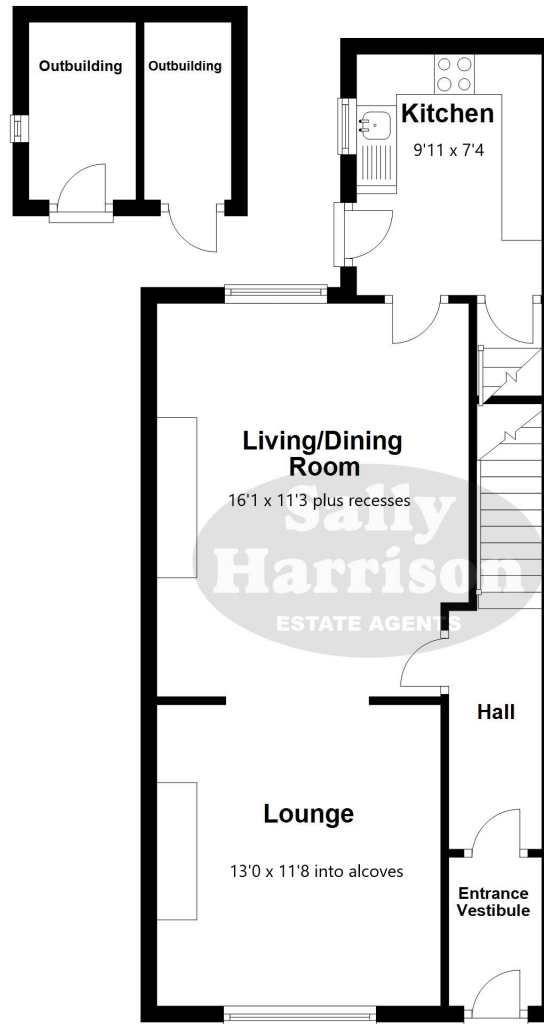
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FLOORPLAN

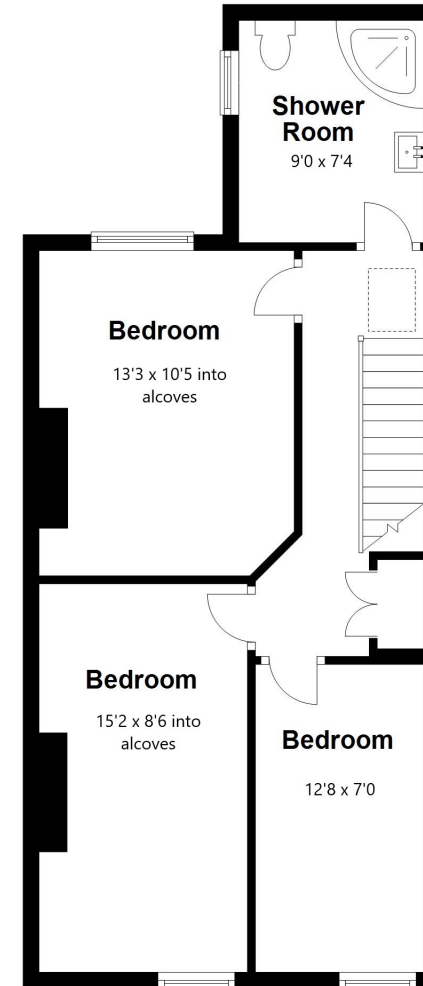
Ground Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



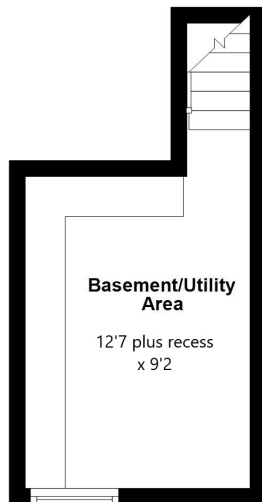
First Floor

Approx. 50.2 sq. metres (540.1 sq. feet)



Basement

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 106.0 sq. metres (1140.5 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.

