



2 John Street, Earby, Lancashire BB18

6XH



PROPERTY DESCRIPTION

Located in a popular residential area, this stone-built end terraced house offers nicely proportioned living space and would be perfect as a starter home for a first-time buyer, or ideal for an investor looking for a rental opportunity. With pvc double glazing and gas central heating, run by a combination boiler, the property is tidily presented but does require some cosmetic improvement, allowance for which is reflected in the asking price.

The accommodation briefly comprises a sitting room, with a wall mounted gas fire and a spacious kitchen, allowing ample room for a dining table, fitted with light wood finish units with a built-in electric oven and hob. There are two decent sized first floor bedrooms, one with a built-in storage cupboard, and a bathroom, which has a three-piece suite. At the rear is an enclosed yard with a useful outbuilding and covered bin store. NO CHAIN INVOLVED

FEATURES

- Stone Built End Terraced House
- Popular Loc – Handy for Access to Amenities
- Nicely Proportioned Living Space
- Ideal for FTB's or for a Rental Investor
- Sitting Room with Ftd Gas Fire
- Ftd Dining Kitchen inc. Built-in Oven & Hob
- 2 Decent Sized Bedrooms
- 3 Pc Bathroom – Shower over Bath
- PVC Double Glazing & Gas CH
- Req's Cosmetic Improvement – No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above.

Sitting Room

12' 6" plus recess x 10' 0" plus alcoves (3.81m plus recess x 3.05m plus alcoves)

This room has a wall mounted gas fire, with a display shelf/mantel above, a pvc double glazed window, radiator, base storage cupboard built into one of the chimney breast alcoves and a television aerial point.

Small Inner Hallway

Stairs to the first floor.

Dining Room

12' 1" plus alcoves x 11' 11" (3.68m plus alcoves x 3.63m)

The large kitchen allows ample space for a dining table and is fitted with light wood effect units and drawers, laminate worktops, with tile effect splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven and hob, with an extractor over, space and plumbing for a washing machine, a pvc double glazed window, radiator, a useful under-stairs cupboard/pantry, which has fitted shelves and an electric light, and a pvc double glazed, frosted glass external door.

First Floor

Landing

Bedroom One

13' 1" into alcoves x 9' 11" (3.99m into alcoves x 3.02m)

A good sized double room, with a pvc double glazed window, radiator and a walk-in over-stairs storage cupboard, which has fitted shelves and wall mounted coat hooks.

Bedroom Two

11' 10" x 6' 8" (3.61m x 2.03m)

This decent sized single room has a pvc double glazed window and a radiator.

Bathroom

8' 10" x 5' 6" (2.69m x 1.68m)

The majority tiled bathroom is fitted with a three piece suite, comprising a bath, with a mixer tap and shower attachment, a w.c. and a pedestal wash hand basin. (There is also an electric shower over the bath, but we understand that this is not in working order) It also has a built-in cupboard, which houses the gas condensing combination central heating boiler, a pvc double glazed, frosted glass window, a radiator and an electric heated towel rail.

Outside

Rear

The enclosed yard has an external light, an outbuilding and covered bin storage.



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.

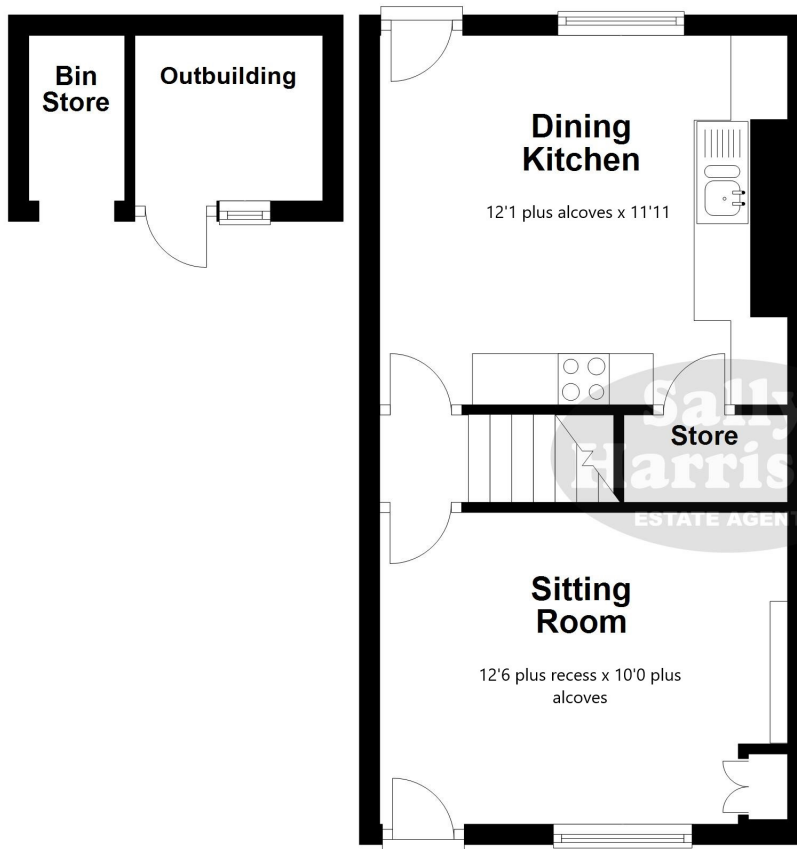
27B25TT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

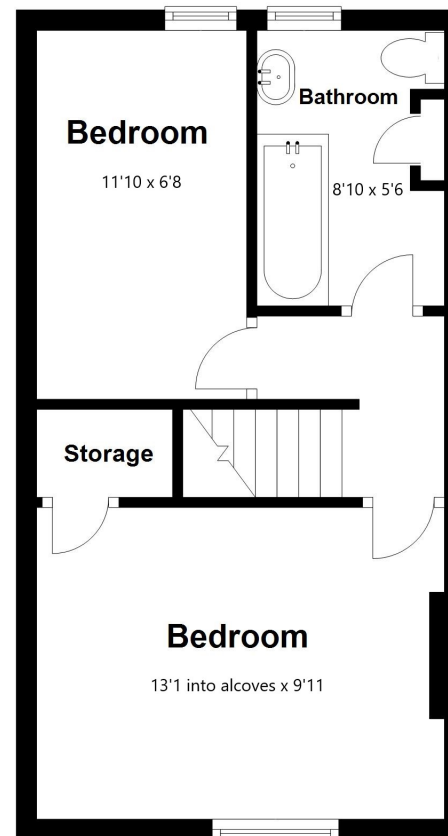
Ground Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



Total area: approx. 66.2 sq. metres (712.4 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 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.

