



19 Rushton Avenue, Earby, Lancashire  
BB18 6PQ



## PROPERTY DESCRIPTION

Having the makings of a really great family home, this imposing, double fronted, end terraced house does require modernisation and improvement, which is amply reflected in the reasonable asking price, but offers huge potential and scope and is strongly recommended for early viewing. Set in a particularly pleasant, traffic free location, in a highly sought after residential area of Earby and having the advantage of a lovely open outlook over a park directly in front of the house, this substantial, stone built dwelling has the additional bonus of a ground floor extension (converted from a former garage), which currently provides a fourth bedroom, with a fitted wardrobe and an en-suite shower room, but could serve any number of other purposes besides, if preferred.

## FEATURES

- Double Frntd End Terr Hse with F'court
- Pleasing Traffic Free Location
- Open Aspect Over Park at Front
- Req's Modernisation & Improvement
- Potential to be a Great Family Home
- Large Through Lounge & Dining Room
- Modern Br'kfst Kitchen inc. Appliances
- R/Porch, GF Bedrm & En-suite Shwr Rm
- 3 FF Bedrms - All inc. Ftd W'robes - 1 En-Suite
- 3 Pc Family Bathrm - PVC DG & GCH





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

PVC double glazed, frosted glass entrance door, with a window light above, opening into the through lounge and dining room.

#### Through Lounge & Dining Room

28' 8" x 15' 6" into alcoves (8.74m x 4.72m into alcoves)

This generously proportioned room has three pvc double glazed windows and an additional timber framed double glazed window, opening into the rear porch, all of which allow an abundance of natural light into the room. The room also features a central, open, return staircase, has four radiators, a fireplace, with a marble insert and hearth, fitted with a living flame gas fire, wall light points and a second fireplace, which extends to provide a corner bar area.

#### Breakfast Kitchen

9' 8" plus recess x 8' 8" (2.95m plus recess x 2.64m)

The attractively furnished kitchen is fitted with a good range of modern units, wood finish laminate worktops and a small, matching breakfast bar, with tiled splashbacks and a one and a half bowl sink, with a mixer tap. It also has a built-in Neff electric oven, a microwave oven, a ceramic electric hob, with an extractor hood over, an integral slimline dishwasher and fridge, a double glazed window, downlights recessed into the ceiling and a double glazed door opening into the rear porch.

#### Rear Porch

13' 2" x 4' 5" (4.01 m x 1.35m)

A useful addition, the porch has pvc double glazed windows, a stone flagged floor and a pvc double glazed external door. There is also another door which gives access into the former garage, which has been converted into a ground floor bedroom, with an en-suite.

#### Ground Floor Bedroom

8' 2" x 8' 9" (2.49m x 2.67m) plus 6' 7" x 5' 6" (2.01 m x 1.68m)

This 'L' shaped room could serve any number of purposes and has two pvc double glazed windows and a built-in wardrobe, radiator. It also houses the wall mounted gas condensing combination central heating boiler.

#### En-Suite Shower Room

Fully tiled and fitted with a three piece white suite, comprising a shower, a wash hand basin and a w.c. PVC double glazed, frosted glass window and a radiator/heated towel rail.

### First Floor

#### Landing

#### Bedroom One

14' 2" plus recess x 12' 10" into bed recess (4.32m plus recess x 3.91m into bed recess)

This double room has two pvc double glazed windows, both of which enjoy a lovely open aspect/views, built-in wardrobes, over-bed storage cupboards and a radiator.

#### En-Suite Shower Room

Half tiled and fitted with a three piece white suite, comprising a shower cubicle, with an electric shower, a w.c. and a pedestal wash hand basin. Chrome finish radiator/heated towel rail and a tiled floor.

#### Bedroom Two

8' 10" x 7' 6" to wardrobe fronts, plus recess (2.69m x 2.29m to wardrobe fronts, plus recess)

This large single room has built-in furniture, including wardrobes, over-bed storage cupboards, a bedside cabinet, drawer unit and dressing table, with a vanity mirror above. Double glazed window, with an open aspect, and a radiator.

#### Bedroom Three

13' 6" to wardrobe fronts x 5' 3" plus recess (4.11 m to wardrobe fronts x 1.60m plus recess)

Also enjoying a pleasant outlook, with rural views beyond, this bedroom also has built-in wardrobes, incorporating drawers, a pvc double glazed window and radiator. Access to the loft space.

#### Bathroom

9' 5" x 6' 11" into recess (2.87m x 2.11 m into recess)

Half tiled and fitted with a three piece suite, comprising a bath, a pedestal wash hand basin and a w.c. Radiator and double glazed, frosted glass window.

#### Outside

#### Front & Side

There is a forecourt extending along the front and side of the house, with the area at the side consisting of garden beds, stocked with a variety of shrubs and flowering plants. This area is enclosed by a low stone wall, with attractive wrought iron railings on top and a wrought iron gate. Cold water tap.

#### Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. Go past the Station Hotel and the rows of terraced houses on the right and then after the first parade of shops on the right, where the road forks, turn sharp right, immediately before the Co-Op, into New Road. Proceed to the 'T' junction at the top of New Road and turn right into Green End Road and then first right into Rushton 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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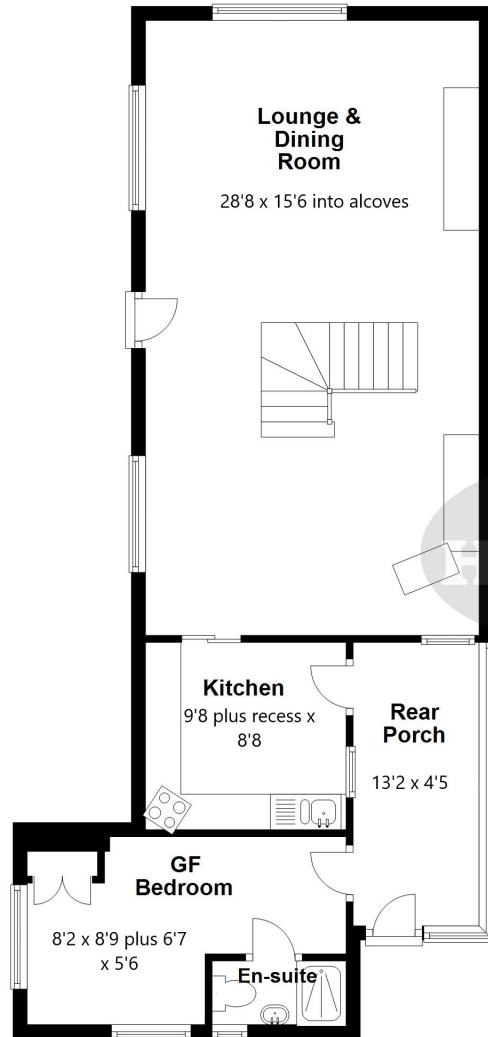


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>57</b>	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

# FLOORPLAN

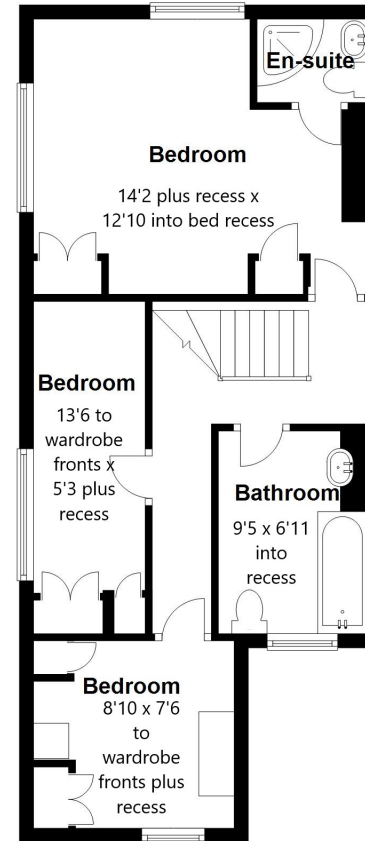
## Ground Floor

Approx. 68.5 sq. metres (737.8 sq. feet)



## First Floor

Approx. 49.2 sq. metres (529.4 sq. feet)



**Sally Harrison**  
ESTATE AGENTS

Total area: approx. 117.7 sq. metres (1267.2 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.

Plan produced using PlanUp.

