

**Sally
Harrison**
ESTATE AGENTS

£159,950 Freehold



14 Lincoln Road, Earby, Lancashire BB18
6QE



PROPERTY DESCRIPTION

An absolute must for an early viewing, this immaculately presented mid terraced house is attractively and tastefully furnished throughout and would be a perfect for buyers looking for their first home or a buyers with a young family. Beautifully presented, this extremely appealing abode provides nicely proportioned living space and has been considerably upgraded by the present owner to a high standard and specification. Conveniently located for access to amenities, being just a short walk away from the town centre shops, cafés, bus routes, Early Community Centre, and other facilities too, this lovely dwelling is also within easy reach of Springfield Primary School.

Having the advantage pvc double glazed windows, which were newly installed in 2023, composite external doors and gas central heating, run by a glow worm condensing combination boiler, the accommodation briefly comprises an entrance hall and an impressive through lounge and dining room, with the lounge featuring a fireplace, fitted with an electric stove. The extended kitchen has been recently and stylishly fitted with white gloss fronted units, laminate worktops with co-ordinating splash-backs, and a built-in electric oven and hob, with an extractor canopy over.

The first-floor landing has an over stairs cupboard, which provides useful storage space, three decent sized bedrooms, two good sized doubles and a single, and a bathroom fitted with a modern four-piece white suite, including a separate shower cubicle.

This delightful home has a forecourt and an enclosed yard at the rear, with an attached outbuilding.

FEATURES

- Delightful Bay Fronted Terraced Hse
- Located in a Popular Residential Area
- Beautifully & Immaculately Presented
- Short Walk from the Town Centre
- Hall, Spacious Thro' Lounge & Dining Rm
- Ext'ndd, Recently, Stylishly Re-ftd Kitchen
- 3 Decent Sized FF Bedrooms
- Modern 4 Pc Bathrm with Separate Shower
- Enclosed Rear Yard & Useful Outbuilding
- PVC DG & Gas CH - Viewing Highly Rec.





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Attractive composite entrance door. Stairs to the first floor, radiator and wall mounted coat hooks.

Through Lounge & Dining Room

Lounge

10' 2" plus alcoves x 9' 11" plus bay (3.10m plus alcoves x 3.02m plus bay)
This lovely room features a fireplace, recessed into the chimney breast, with a wood beam lintel above and fitted with an electric stove, and has a pvc double glazed bay window, radiator and coved ceiling.

Dining Room

14' 0" x 12' 1" into alcoves (4.27m x 3.68m into alcoves)
This spacious second reception room has a pvc double glazed window, radiator and under-stairs storage cupboard, which has electric power and light.

Kitchen

12' 6" x 5' 7" (3.81m x 1.70m)
A particularly enticing aspect of this lovely home, the recently stylishly refurbished kitchen has been re-fitted with white gloss fronted units, laminate worktops, with matching splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a ceramic electric hob, with a stainless steel extractor canopy over, plumbing for a washing machine, a pvc double glazed window, radiator and wood finish laminate flooring. The gas condensing combination central heating boiler is concealed in a cupboard matching the units and there is an attractive composite external door.

First Floor

Landing

Access to the loft space and a built-in over-stairs storage cupboard, which has wall mounted coat hooks and shelves.

Bedroom One

14' 0" x 8' 6" into alcoves, plus recess (4.27m x 2.59m into alcoves, plus recess)
This good sized double room has a pvc double glazed window and a radiator.

Bedroom Two

10' 1" x 9' 6" into recess (3.07m x 2.90m into recess)
A second double room, with a pvc double glazed window and radiator.

Bedroom Three

11' 1" x 6' 2" (3.38m x 1.88m)
A decent sized single room, with a pvc double glazed window and radiator.

Bathroom

As with the kitchen, the bathroom has been tastefully refurbished and is another alluring attribute of this beautiful abode. It is fitted with a modern four piece white suite, comprising a bath, with a tiled splashback, a separate shower cubicle, lined with pvc 'wet wall' style panelling, a w.c. and a pedestal wash hand basin, with a mixer tap, tiled splashback and vanity mirror above. The bathroom is laid with wood effect vinyl flooring and also has an upright, chrome finish radiator/heated towel rail, a pvc double glazed, frosted glass window and an extractor.

Outside

Front
Forecourt.



Rear

Enclosed yard, with an outbuilding, providing useful storage space, and a cold water tap.

Directions

If proceeding into Earby from the direction of Thornton-in-Craven on the A56/Skipton Road, go past the Punch Bowl pub on the left and All Saints Church on the right, go through the 'S' bend and then take the second left turning into Lincoln Road.

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.

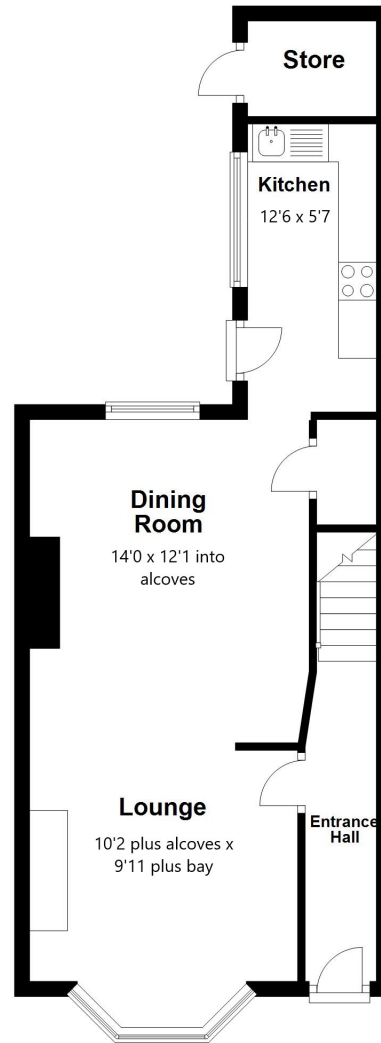
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

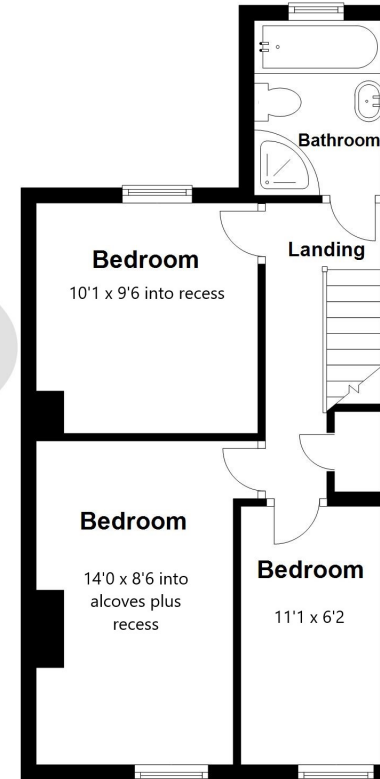
Ground Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



Total area: approx. 81.3 sq. metres (875.6 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.

