

**Sally  
Harrison**  
ESTATE AGENTS

Offers Around £115,000 Leasehold



16 Cross Street, Earby, Lancashire BB18  
6XW



## PROPERTY DESCRIPTION

Located in a popular residential area, this stone built, mid terraced house offers nicely proportioned, well presented living space and would be perfect as a starter home for first time buyers, or ideal for an investor looking for a rental opportunity. This charming abode is just a short walk from the town centre shops, cafés and other everyday amenities and viewing is highly recommended to appreciate what this lovely property has to offer.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises a pleasant sitting room and a large living/dining kitchen, allowing plenty of room for a decent sized table, fitted with attractive, modern shaker style units and drawers and also having a built-in electric oven and a ceramic electric hob.

On the first floor are three bedrooms, with two having built-in cupboards/wardrobes, and a larger than average bathroom, fitted with a three piece white suite, with an electric shower over the bath. A particularly beneficial and noteworthy attribute of this appealing home is the really good sized yard to rear. **EARLY VIEWING RECOMMENDED - NO CHAIN INVOLVED.**

## FEATURES

- Well Presented Terraced House
- Popular Area - Convenient for Amenities
- Nicely Proportioned Living Space
- Ideal for FTB's or a Rental Investor
- Pleasant Sitting Room
- Large Living/Dining Kit inc. Oven & Hob
- 3 FF Bedrms - 2 with Built-in Cupboards
- White 3 Pc Bathrm - Shower over Bath
- Really Good Sized Rear Yard
- PVC DG & Gas CH - No Chain





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

PVC double glazed, frosted glass entrance door, with a pvc double glazed window light above, leading into the sitting room.

#### Sitting Room

13' 7" plus alcoves x 10' 11" (4.14m plus alcoves x 3.33m)  
A pleasant room, with a pvc double glazed window and a radiator.

#### Inner Hall

Stairs to the first floor.

#### Living/Dining Kitchen

13' 6" plus alcove x 12' 10" plus recess (4.11m plus alcove x 3.91m plus recess)  
This large, impressive room is attractively furnished and fitted with modern shaker style units, drawers, laminate worktops, with matching upstands, 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 splashback, plumbing for a washing machine, a pvc double glazed window and a radiator. It also houses the wall mounted gas combination central heating boiler and has a pvc double glazed, frosted glass external door, with pvc double glazed window light above.

### First Floor

#### Landing

Access to the loft space.

#### Bedroom One

10' 9" x 9' 4" into alcoves (3.28m x 2.84m into alcoves)  
This double room has a pvc double glazed window and a radiator.

#### Bedroom Two

9' 10" x 7' 2" (3.00m x 2.18m)  
This large single or small double has a built-in cupboard/wardrobe, with a clothes hanging rail and fitted shelves, a pvc double glazed window and a radiator.

#### Bedroom Three

10' 9" into recess x 5' 2" (3.28m into recess x 1.57m)  
This single room also has a built-in cupboard/wardrobe, with a clothes hanging rail and fitted shelf, a further storage cupboard above, a pvc double glazed window and a radiator..

#### Bathroom

10' 2" into recess x 7' 3" into recesses (3.10m into recess x 2.21m into recesses)  
This larger than average bathroom is fitted with a three piece white suite, comprising a bath, with an electric shower over and tiled splashback, a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window, radiator and a built-in storage cupboard.

### Outside

#### Rear

### Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. Go past the Station Hotel on the right, then turn second right into Barrett Street and first right into Cross 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

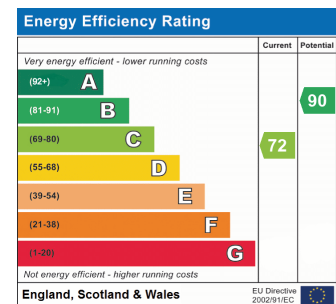
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

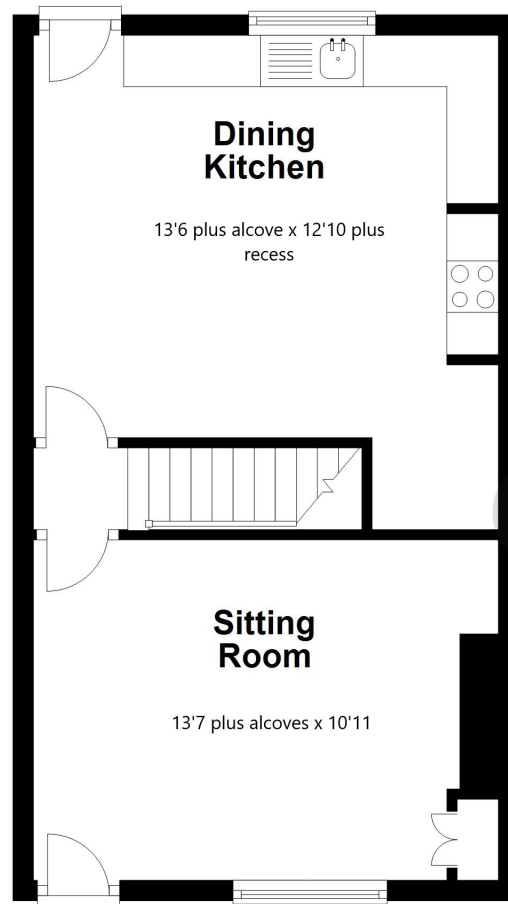
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# FLOORPLAN

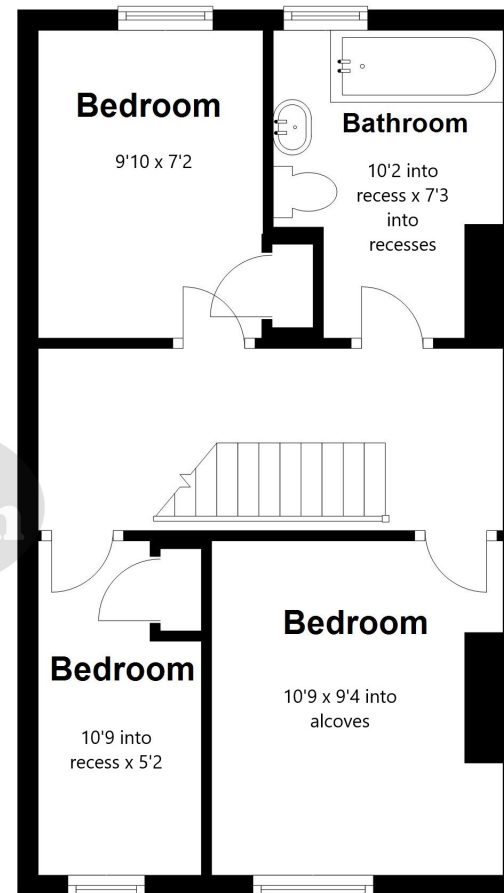
## Ground Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 74.5 sq. metres (801.4 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.

