

**Sally
Harrison**
ESTATE AGENTS

Offers Around £179,950 Freehold



7 Green End Road, Earby, Lancashire

BB18 6NY



PROPERTY DESCRIPTION

Located in a particularly sought after residential area of Earby and enjoying a pleasant aspect from the rear, this superior, bay fronted, mid terraced house provides a superb family home and is very strongly recommended for early internal viewing. Providing generously proportioned living space, with all the rooms being a good size, this exceptional home is beautifully furnished and immaculately presented throughout and is conveniently situated within easy reach of the town centre shops, cafés and other amenities.

FEATURES

- Superior Bay Fronted Mid Terr House
- Impressive, Desirable Family Home
- Beautifully & Immaculately Presented
- Ent Hall & Spacious Living Rm with Stove
- Good Sized Dining Rm & Large Basement
- Large Extended Kitchen inc. Oven & Hob
- 3 Dble Bedrms (1 SF) - 2 with Ftd W'robes
- Attractive Bathrm with Shwr over Bath
- PVC DG & GCH - Pleasant Outlook from Rear
- Forecourt, Rear Patio & Garden Area
- Early Viewing Highly Recommended
- Good Loc - Handy for Access to Amenities





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Attractive pvc double glazed, frosted glass entrance door, with a pvc double glazed window light above. Radiator, ornate ceiling coving and stairs to the first floor.

Through Living Room and Dining Room

Living Room

14' 10" x 12' 4" plus alcoves (4.52m x 3.76m plus alcoves)

This spacious and extremely pleasant and inviting room has a fireplace, recessed into the chimney breast, fitted with a multi-fuel stove, set on a raised stone hearth. PVC double glazed window, radiator and television point.

Dining Room

12' 0" plus bay recess x 11' 5" plus alcoves (3.66m plus bay recess x 3.48m plus alcoves)

Also a good size, the dining room has a pvc double glazed bay window and features a fireplace surround, with a beautiful period style cast iron inset incorporating a grate for an open fire. It also has a radiator, telephone point and coved ceiling.

Extended Kitchen

13' 10" plus recess x 6' 8" plus recesses (4.22m plus recess x 2.03m plus recesses)

The very attractive and stylishly refurbished kitchen is fitted with modern, grey shaker style units and drawers, wood finish laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine and the gas condensing combination central heating boiler is concealed in a cupboard matching the units. Two pvc double glazed windows allow plenty of natural light into the kitchen, which also has a radiator, wood finish laminate flooring and a pvc double glazed, frosted glass external door. A door from the kitchen gives access to the stairs leading down to the basement room.

Basement

14' 10" x 8' 10" plus recess (4.52m x 2.69m plus recess)

Providing an abundance of useful storage space, the large basement room could serve any number of other purposes, including a workshop, and has a pvc double glazed window and electric power and light. With improvement, it could also be used as a playroom, home office or gym.

First Floor

Landing

Open staircase to the second floor, with a spindled balustrade and under-stairs storage cupboard, pvc double glazed window and a radiator.

Bedroom One

15' 3" x 8' 7" to wardrobe fronts (4.65m x 2.62m to wardrobe fronts)

This good sized double room has large wardrobes built into both chimney breast alcoves, with storage cupboards above, a pvc double glazed window and a radiator.

Bedroom Two

11' 9" x 9' 0" to wardrobe fronts, plus recess (3.58m x 2.74m to wardrobe fronts, plus recess)

This second double room benefits from the open aspect/views from the rear and has a built-in double wardrobe, a shelved cupboard and storage cupboards above, a pvc double glazed window and a radiator.

Bathroom

9' 3" x 5' 6" (2.82m x 1.68m)

The bathroom is attractively refurbished with a three piece white suite, comprising a bath, with a mixer tap, a fixed 'rainfall' style shower over and additional, flexible shower head, a w.c. and a pedestal wash hand basin. The walls around the bath and shower area are tiled to ceiling height and the bathroom also has a chrome finish radiator/heated towel rail, a pvc double glazed, frosted glass window and wood finish flooring.



Second Floor

Attic/Bedroom Three

14' 4" into recess with restricted headroom x 12' 9" less stairwell (4.37m into recess with restricted headroom x 3.89m less stairwell)

This impressive room provides a superb third double bedroom and has storage cupboards built into to both chimney breast alcoves, a double glazed Velux window, a radiator and an additional, walk-in store cupboard, which could be converted to an en-suite (subject to Local Authority Building Regulation approval).

Outside

Front

Enclosed forecourt area.

Rear

Directly behind the house is a very pleasant, enclosed, paved yard/patio, with a cold water tap, from which a gate leads out to a communal access path and grassed garden area.

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 left into Green End 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

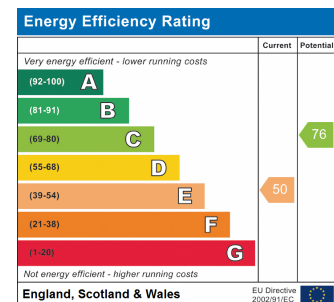
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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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



Total area: approx. 137.7 sq. metres (1481.9 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.

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