





PROPERTY DESCRIPTION

Early viewing is strongly recommended on this beautiful mid terraced house, which is situated on a small, delightful row, which rarely come onto the open market, and benefits from a pleasant aspect at the front. Providing well presented, tastefully furnished living space, ideal for a wide range of prospective buyers, in particular buyers looking to gain a foothold on the property ladder, this lovely abode is also conveniently located for access to the town centre shops, cafés and other amenities.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule, a good sized living room featuring a fireplace recessed into the chimney breast and a breakfast kitchen, attractively fitted with gloss fronted units, solid wood worktops, a built-in electric oven and hob with an extractor canopy over and integral fridge and dishwasher. The huge basement room is a very advantageous attribute and is currently utilised as a utility area and offers plenty of storage space. There are two double bedrooms on the first floor, the larger of the two enjoying an open outlook, and a larger than average bathroom, which is fully tiled and fitted with a modern four piece white suite.

The charming enclosed yard at the rear is laid with stone flags and there is a small forecourt. NO CHAIN INVOLVED.

FEATURES

- Immaculately Pres'td Mid Terr House
- Short Appealing Row with Pleasant Aspect
- Beautifully & Tastefully Furnished
- Vestibule & Pleasant Living Room
- Attractive Br'kfast Kit inc. Appliances
- Huge, Extremely Useful Basement/Utility
- 2 Double Bedrms & Tiled 4 Pc Bathrm
- Charming Patio/Yard – PVC DG & GCH
- Perfect Starter Home for First Time Buyers
- Early Viewing Strongly Rec - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a frosted glass window light above. Tiled floor and part glazed internal door opening into the living room.

Living Room

14' 2" x 13' 1" plus alcoves (4.32m x 3.99m plus alcoves)

This delightful, generously proportioned room enjoys the pleasant open aspect and features a fireplace, recessed into the chimney breast, which is fitted with a gas stove. Please note that the stove is not currently in working order as the gas supply has been temporarily switched off. It also has a pvc double glazed window and a radiator.

Breakfast Kitchen

14' 6" x 7' 10" plus recesses (4.42m x 2.39m plus recesses)

Yet another extremely impressive attribute of this lovely home, the good sized kitchen is fitted with gloss fronted units and drawers, solid wood worktops, with tiled splashbacks, a separate, solid wood breakfast bar and a sink, with a mixer tap. It also has a built-in electric oven, a ceramic electric hob, with an extractor canopy over, and an integral fridge and dishwasher. The gas condensing combination central heating boiler is concealed in a cupboard matching the units and the kitchen also has two pvc double glazed windows, a radiator, downlights recessed into the ceiling, a pvc double glazed, frosted glass external door and a door giving access to the stairs leading down to the basement room.

Basement Room

14' 3" into alcoves x 13' 11" plus recess (4.34m into alcoves x 4.24m plus recess)

Providing a fantastic storage facility, with a utility area too, the large basement could serve any number of other purposes, such as a hobby room, play room or gym and has a pvc double glazed window, radiator, downlights recessed into the ceiling, plumbing for a washing machine and electric power and light.

First Floor

Landing

Spindled balustrade and access, via a wooden ladder, to the loft space.

Bedroom One

13' 3" plus recess x 12' 1" (4.04m plus recess x 3.68m)

This superb, unusually spacious double room has two pvc double glazed windows, both with a lovely outlook, feature wood panelling to one wall, a radiator and downlights recessed into the ceiling.

Bedroom Two

9' 10" x 7' 10" (3.00m x 2.39m)

A second double room, with a pvc double glazed window and a radiator.

Bathroom

12' 11" x 4' 2" plus recess (3.94m x 1.27m plus recess)

Another fabulous aspect of this exceptional abode, the beautifully furnished bathroom is fully tiled and fitted with a stylish four piece white suite, comprising a shower cubicle, with a fixed 'rainfall' style shower head, plus an additional, flexible shower head, a double ended bath, with a central mixer tap, a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail, tiled floor and downlights recessed into the pvc lined ceiling.

Outside

Front

Small forecourt and an external light.

Rear

Yet another charming feature, the enclosed yard/patio is laid with attractive stone flags and has a small outbuilding, a cold water tap and an external light.

Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. Go past the Station Hotel and the terraced houses on the right and then, after the first parade of shops on the right, where the road forks, take the right hand fork into Victoria Road, go past the left turning into Albion Road and then take the next left turning into Valley 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN



Total area: approx. 87.0 sq. metres (935.9 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.

Plan produced using PlanUp.

