



12 Hartley Street, Earby, Lancashire

BB18 6NL



PROPERTY DESCRIPTION

Early viewing is strongly recommended on this sizeable, four bedroomed garden fronted mid terraced house, which enjoys an open aspect/views from the first floor at the front and is situated in a popular residential area, opposite Earby Cricket Field. Providing well presented living space, this extremely appealing abode is conveniently located within easy reach of the town centre shops and other amenities and provides an excellent home for first time buyers or a growing family.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule and a spacious sitting room, laid with good quality wood finish laminate flooring, which extends through the ground floor rooms, and has a fireplace with fitted gas fire. There is a living/dining room and a kitchen, which is attractively fitted with modern units and a built-in electric oven and hob. There are three bedrooms on the first floor, two of which have an open aspect/views, a bathroom fitted with a three piece white suite, with an electric shower over the bath, and on the second floor is a huge attic room, which provides a fabulous double bedroom and takes full advantage of the lovely rural outlook. To the rear is an enclosed paved yard. NO CHAIN INVOLVED.

FEATURES

- Extended, 4 Bed Mid Terraced House
- Much Sought After Residential Area
- Tastefully Furbished & Well Presented
- Pleasant Outlook/Views from FF
- Ent Vestibule & Spacious Sitting Rm
- Living/Dining Rm & Attractive Kitchen
- 3 FF Bedrms & Huge 4th Attic Bedrm
- 3 Pc Bathrm - Shower over Bath
- PVC Double Glazing & Gas CH
- Early Viewing Highly Rec - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a window light above. Part glazed internal door, set in a frosted glass surround opening into the sitting room.

Sitting Room

14' 4" plus alcoves x 13' 4" (4.37m plus alcoves x 4.06m)

Laid with attractive wood finish laminate flooring, this generously proportioned room has a painted fireplace, with a tiled inset and hearth, fitted with a gas fire and display shelves built into both chimney breast alcoves, one with a storage cupboard below. PVC double glazed window and a radiator.

Living/Dining Room

12' 8" x 11' 3" plus alcove (3.86m x 3.43m plus alcove)

This second reception room is also laid with good quality wood finish laminate flooring and has a fireplace, recessed into the chimney breast, with a tiled hearth and an electric stove. There are shelved cupboards built into one chimney breast alcove, a pvc double glazed window, radiator and enclosed stairs to the first floor, with an under-stairs storage cupboard.

Kitchen

9' 11" x 6' 11" plus recess (3.02m x 2.11m plus recess)

An extension to the property, the very light and airy kitchen is fitted with modern units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a ceramic electric hob, with an extractor hood over, plumbing for a washing machine, two pvc double glazed windows, wood finish laminate flooring and a pvc external door.

First Floor

Landing

PVC double glazed window and stairs to the second floor.

Bedroom One

13' 5" x 9' 8" into alcoves (4.09m x 2.95m into alcoves)

This double room has a radiator and a pvc double glazed window, from which there is a pleasant open outlook/rural views.

Bedroom Two

9' 1" x 7' 0" (2.77m x 2.13m)

This good sized single room has a pvc double glazed window, radiator and built-in airing cupboard, with fitted shelves and a radiator and which also houses the gas combination central heating boiler.

Bedroom Three

10' 4" x 6' 1" (3.15m x 1.85m)

Another single room, with a radiator and pvc double glazed window, with good views.

Bathroom

Fitted with a three piece white suite, comprising a bath, with an electric shower over and tiled splashback, a pedestal wash hand basin and a w.c. Wood finish laminate flooring, radiator and downlights recessed into the ceiling.



Second Floor

Attic/Bedroom Four

16' 11" x 14' 9" into recess (5.16m x 4.50m into recess)

The fabulous, unusually large attic bedroom and has three double glazed Velux windows, two of which take full advantage of the wonderful outlook over the Cricket Field and farmland beyond, a radiator and downlights recessed into the ceiling.

Outside

Front

Forecourt, with a garden bed.

Rear

Enclosed, paved yard, with a cold water tap.

Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. Take the right turn immediately after the Station Hotel into Rostle Top Road, then turn first left into Hartley 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

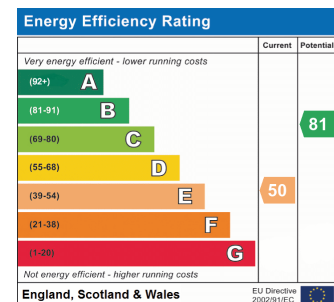
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

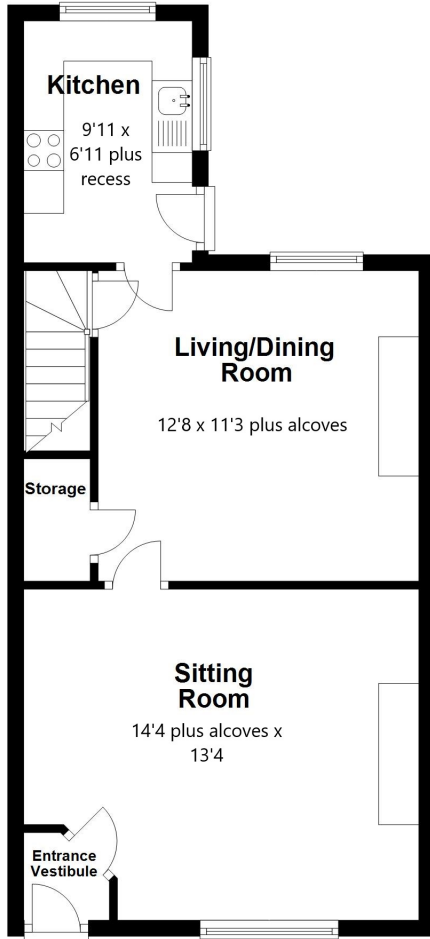
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FLOORPLAN

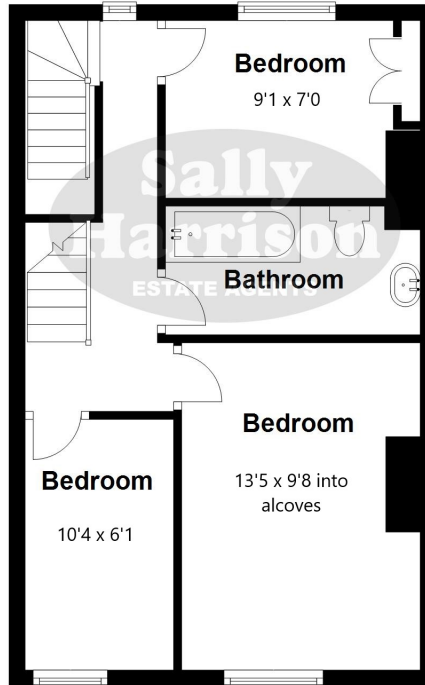
Ground Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



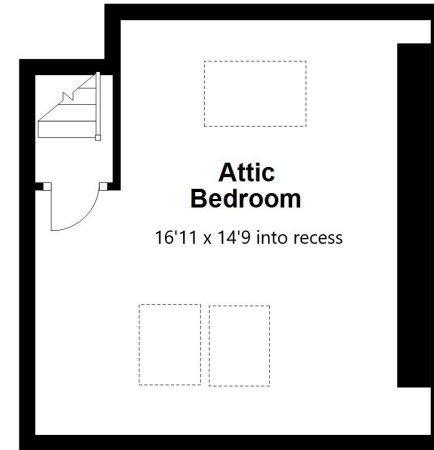
First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



Second Floor

Approx. 24.7 sq. metres (265.9 sq. feet)



Total area: approx. 110.8 sq. metres (1192.2 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.

