







## PROPERTY DESCRIPTION

Attractively presented and very tastefully furnished, this extremely appealing mid terraced house provides deceptively spacious, well proportioned living space and should prove of particular interest to first time buyers. Perfectly suited for anybody looking for a property with amenities immediately on hand, as it is situated in the very heart of the town centre, so is most conveniently located for access to essential everyday facilities such as a supermarket, the main bus station as well as a decent range of small, independently owned shops and cafes.

Internal viewing is absolutely essential on this beautiful home, which has the benefit of pvc double glazing and gas central heating and briefly comprises an entrance hall and a pleasant living room, which is open plan with the breakfast kitchen. The spacious kitchen is attractively fitted with modern cream shaker style units, wood finish laminate worktops, extending to provide a breakfast bar, and incorporates a built-in electric oven and an electric ceramic hob. The roomy landing provides ample space for use as a study area, there are two decent double bedrooms and a stylishly furnished bathroom, fitted with a modern three piece white suite, with a shower over the bath.

To the rear is a particularly pleasing attribute, the good sized enclosed yard/patio is laid with artificial grass and could be opened up to provide off road parking, if required, subject to local authority planning permission. NO CHAIN INVOLVED.

## FEATURES

- Tastefully & Attractively Pres'td Terr Hse
- Close to Town Centre Shops & Amenities
- Well Proportioned Living Space
- Ideal for FTB's or Those Downsizing
- Ent Hall & Pleasant Living Room
- Spacious B'fast Kitchen inc. Oven & Hob
- 2 Decent Double Bedrooms
- Very Stylish Bathroom - Shower over Bath
- Sizeable Yard Laid with Artificial Grass
- PVC DG & GCH - Early Vwg Highly Rec





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

PVC double glazed, frosted glass entrance door, with a window light above. Stairs to the first floor, radiator and wall mounted coat hooks.

#### Open Plan Living Room & Breakfast Kitchen

##### Living Room

11' 2" x 10' 10" plus recess (3.40m x 3.30m plus recess)

This pleasant room and has a pvc double glazed window, radiator and a base cupboard built into one chimney breast alcove, with wall mounted display shelving in both alcoves.

##### Breakfast Kitchen

14' 0" x 11' 7" plus recesses (4.27m x 3.53m plus recesses)

An alluring attribute of this lovely home, the spacious, attractively and stylishly refurbished breakfast kitchen is fitted with shaker style units and drawers, including peninsula units, with wood finish laminate worktops and breakfast bar. It also has a one and a half bowl sink, with a mixer tap, a built-in electric oven, an electric ceramic hob, plumbing for a washing machine, two pvc double glazed windows, a radiator and a pvc double glazed, frosted glass external door, with a window light above.

### First Floor

#### Landing

The good sized landing has enough space to accommodate a desk and provide a study area. It has a spindled balustrade, a pvc double glazed window and access to the loft space.

#### Bedroom One

14' 1" x 10' 4" into alcoves (4.29m x 3.15m into alcoves)

This generous double room has a pvc double glazed window, radiator and a built-in cupboard, which houses the gas condensing combination central heating boiler.

#### Bedroom Two

11' 1" x 9' 8" into alcoves (3.38m x 2.95m into alcoves)

This second double room has a radiator and pvc double glazed window.

#### Bathroom

8' 4" x 6' 0" (2.54m x 1.83m)

Yet another attractive feature of this charming abode, the tastefully refurbished bathroom is fitted with a modern three piece white suite, comprising a 'P' shaped shower bath, with a ceiling height tiled splashback, a shower over and glazed shower screen, a pedestal wash hand basin and a w.c. It also has a pvc double glazed, frosted glass window and chrome finish radiator/heated towel rail.



### Outside

#### Rear

A particularly beneficial attribute, the good sized, enclosed yard is laid with artificial grass and well screened by high timber fencing and a matching gate.

#### 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 immediately after the first parade of shops on the right, where the road forks, turn sharp right by the Co-Op into New Road and then turn first left turn into Boot 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.

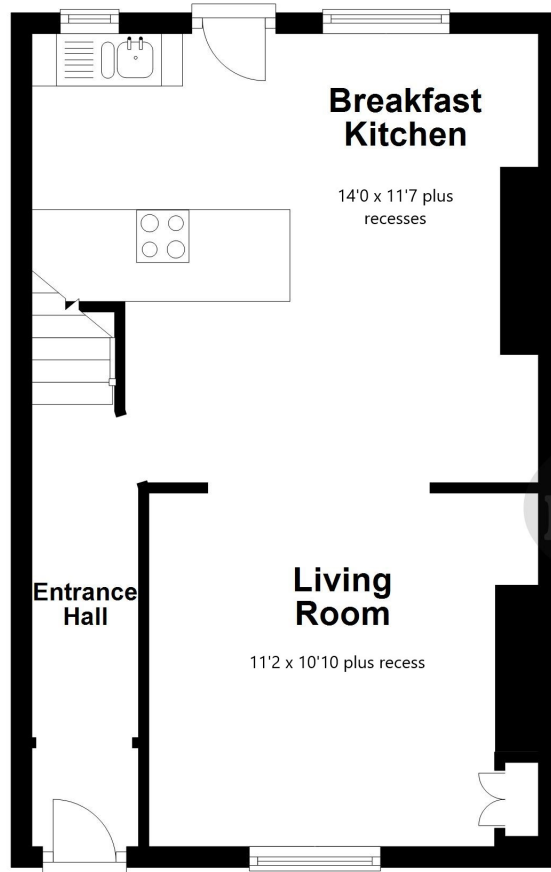
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# FLOORPLAN

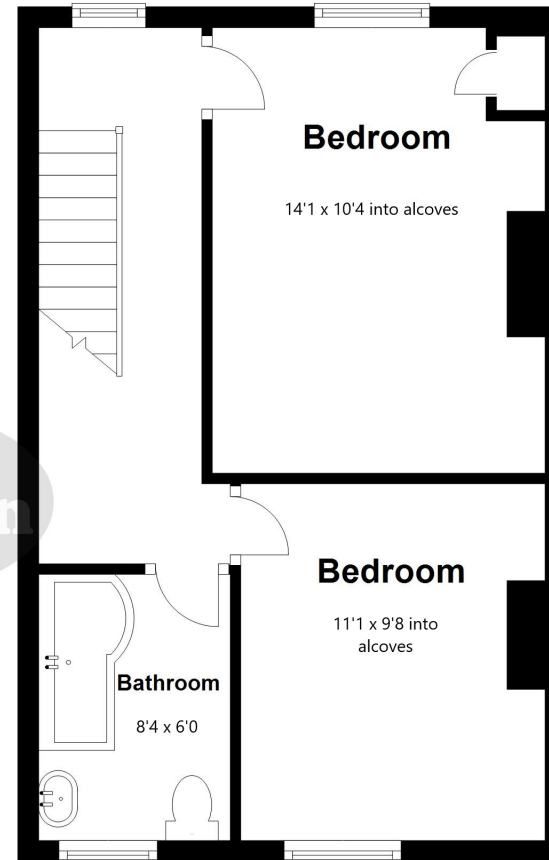
## Ground Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



## First Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



Total area: approx. 73.8 sq. metres (794.3 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.

