





## PROPERTY DESCRIPTION

This extremely appealing semi-detached house is one of an individually built pair located in a highly sought after residential area of Earby and provides very deceptively spacious, immaculately presented accommodation. Internal viewing is strongly recommended on this exceptional family sized home in order to appreciate the many advantageous attributes it has to offer, including an impressive, sizeable split level garden at the rear, a front garden, which is mainly laid to lawn, a drive and a good sized attached garage, which has a remote controlled door.

Well situated for easy access to amenities and also the lovely open countryside surrounding Earby, the property benefits from pvc double glazing and gas central heating and the well proportioned living space briefly comprises, an entrance hallway and a light and airy lounge, featuring a lovely marble fireplace and living flame gas fire. Part glazed double doors from this room open into the adjoining dining room, which has French doors leading out to the delightful rear garden. The spacious breakfast kitchen is well equipped with oak fronted shaker style units, has a built-in Bosch electric oven, a gas hob, with a stainless steel extractor canopy over, and an integral slimline dishwasher. A door from this room gives internal access into the integral garage, which incorporates a utility area and a ground floor w.c., fitted with a three piece white suite.

All three bedrooms on the first floor are generous doubles, the two larger ones have built-in storage cupboards, one with fitted shelves and a clothes hanging rail. The unusually large bathroom is fully tiled and attractively fitted with a four piece white suite and there is a separate w.c. NO CHAIN INVOLVED.

## FEATURES

- Semi-Detached Hse - 1 of an Individual Pair
- Highly Sought After Location
- Immaculately & Well Presented Accomm.
- Deceptively Spacious Family Home
- Hallway & 2 Generous Reception Rms
- Spacious Br'kfast Kitchen with Appliances
- Internal Access to Garage, Utility & GF WC
- 3 Generous Dble Beds, Big Bathrm, Sep WC
- Integral Garage, Drive & Front Garden
- Impressive, Sizeable Rear Garden
- PVC Double Glazing & Gas CH
- Internal Viewing Strongly Rec. - No Chain





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

PVC double glazed, frosted glass entrance door. Radiator and stairs to the first floor.

#### Lounge

15' 8" plus recess x 11' 8" (4.78m plus recess x 3.56m)

This generously proportioned, extremely light and airy family room features a large pvc double glazed picture window and is laid with wood finish laminate flooring. It also boasts an attractive marble fireplace, fitted with a living flame gas fire, and has a radiator, coved ceiling, wall light points and part glazed double doors, which open into the dining room.

#### Dining room

11' 5" x 9' 11" plus recess (3.48m x 3.02m plus recess)

This good sized second reception room is also laid with wood finish laminate flooring, has a radiator, coved ceiling and pvc double glazed French doors, opening onto the truly fantastic rear garden.

#### Breakfast Kitchen

13' 2" x 9' 10" plus recess (4.01m x 3.00m plus recess)

The spacious kitchen is well equipped with 'oak' fronted shaker style units and drawers, laminate worktops, with tiled splashbacks and which extend into a breakfast bar, and a single drainer ceramic sink, with a mixer tap. It also has a built-in Bosch electric oven, a gas hob, with a stainless steel splashback and matching extractor canopy over, an integral slimline dishwasher, a pvc double glazed window, wood finish laminate flooring, a radiator and pvc double glazed, frosted glass external door. There is also a frosted glass door giving access to an under-stairs storage area, which, in turn, gives access into the ground floor w.c. and combined utility area and garage.

### First Floor

#### Landing

#### Bedroom One

15' 9" x 11' 9" (4.80m x 3.58m)

This large double room has a pvc double glazed window, a radiator and a built-in storage cupboard.

#### Bedroom Two

15' 8" x 9' 6" (4.78m x 2.90m)

This second good sized double room has a pvc double glazed window, radiator and a built-in storage cupboard/wardrobe, with fitted shelves and a hanging rail.

#### Bedroom Three

11' 8" x 9' 11" (3.56m x 3.02m)

A third double bedroom, which has a radiator and a pvc double glazed window, with an open aspect/views.

#### Bathroom

9' 10" x 7' 7" plus recess (3.00m x 2.31m plus recess)

This larger than average bathroom is fully tiled and attractively fitted with a four piece white suite, comprising a double ended bath, with a mixer tap and shower attachment, a separate shower cubicle, a bidet and a wash hand basin, with a mixer tap, set in a cabinet, with a vanity mirror above. There is also a radiator, pvc double glazed window, tile effect laminate flooring and a large, built-in airing cupboard, with fitted shelves and a radiator. Access to the loft space.

#### Separate W.C.

Half tiled and fitted with a white w.c. PVC double glazed window.

#### Outside

#### Front

Drive, providing tandem off road parking for two cars. Lawned garden with surrounding borders, stocked with shrubs and flowering plants. There is also a canopy, providing shelter over the front door, and a stone flagged pathway, which extends down the side of the house to the rear.

#### Attached Garage

19' 9" into utility area x 9' 7" (6.02m into utility area x 2.92m)

The garage has a remote controlled up and over door, electric power and light, a cold water tap and also houses the gas condensing combination central heating boiler. At the back of the garage is a utility area, which has plumbing for a washing machine and space for a condenser tumble dryer.

#### Ground Floor W.C.

A particularly advantageous attribute in a busy family home, located next to the utility area at the back of the garage and fitted with a three piece white suite, comprising a wash hand basin, a w.c. and a bidet. Downlights recessed into the ceiling, an extractor fan and wood effect tiled floor.

#### Rear

An impressive attribute of this exceptional family home is the large garden at the rear, which consists of an attractive Indian stone flagged patio, directly behind the house, with the remainder being mainly laid to lawn, with shrub borders. There is a timber shed/summerhouse and a gate at the bottom of the main garden opens into another area of enclosed garden, which offers lots of potential, including being used for growing vegetables and fruit. Cold water tap, external electric power point and a pvc shed.

#### 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 right into Green End Road and the house is on the right, just after the left turning into Rushton Avenue.

#### 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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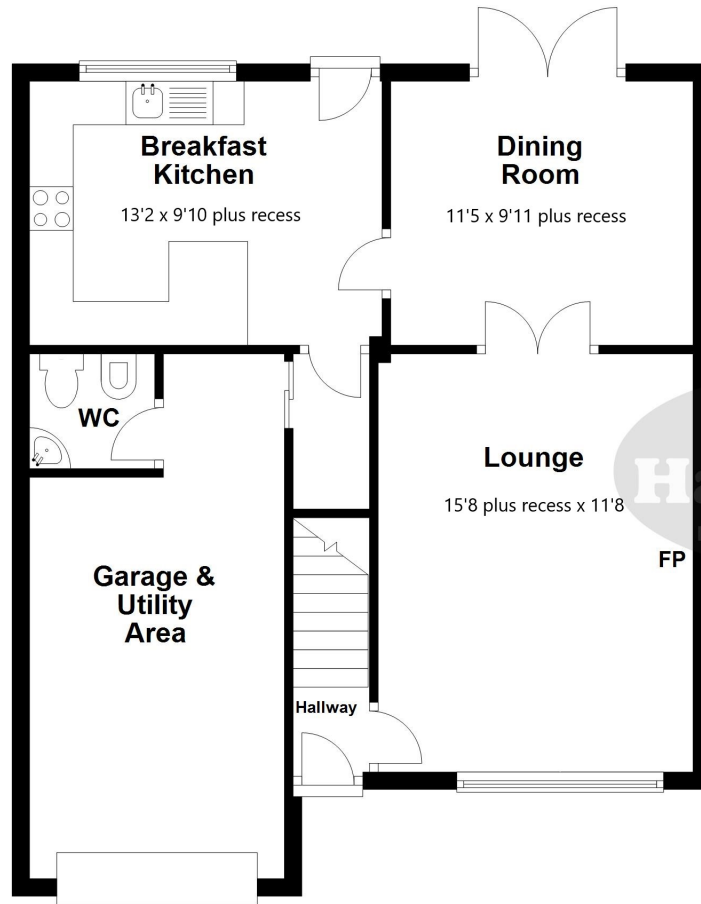


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

# FLOORPLAN

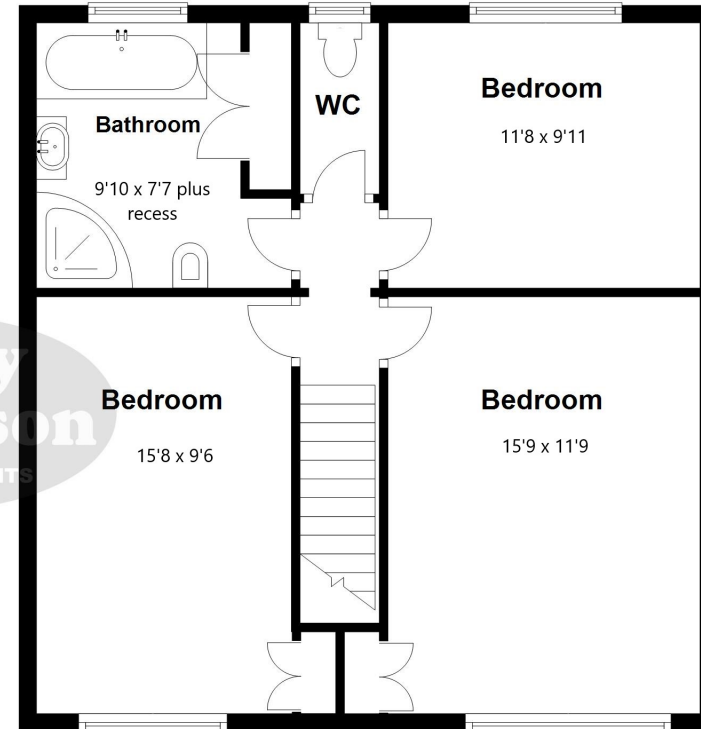
## Ground Floor

Approx. 63.9 sq. metres (687.8 sq. feet)



## First Floor

Approx. 60.4 sq. metres (649.8 sq. feet)



Total area: approx. 124.3 sq. metres (1337.6 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 warrant 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.

