





PROPERTY DESCRIPTION

Situated in a popular residential area, towards the edge of town and close to the gorgeous open countryside surrounding Earby, this extremely attractive semi-detached house offers well proportioned living space, which would be ideal for a growing family. This well presented abode has the benefit of many advantageous attributes, including parking for several cars, with space for a motorhome or caravan, a detached garage and a pretty rear garden and patio, which is well screened for extra privacy. Internal viewing is strongly recommended on this charming home, which is conveniently located within easy reach of the local shops, cafés and other amenities in the centre of this small town and a main bus route is also just a short walk away.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall, with an open staircase, a ground floor w.c. and a pleasant, bay fronted lounge, with a fireplace and living flame gas fire. The good sized kitchen allows ample space for a dining table, is fitted with cream shaker style units, a built-in electric double oven/grill, a gas hob, and double glazed French doors open into the fabulous conservatory, a really lovely addition to the property. On the first floor, there are three decent sized bedrooms, the largest having wardrobes built into both chimney breast alcoves, and a fully tiled bathroom, fitted with a three piece white suite, with a shower over the bath.

To the front of the house is a garden, which has a lawn and borders stocked with shrubs and trees and a tarmac covered driveway in front of the detached single garage. The delightful, enclosed garden at the rear has two Indian stone flagged patios and a lawn with garden borders.

FEATURES

- Appealing Semi-Detached House
- Well Presented & Attractively Furbished
- Outskirts of Town, Close to Countryside
- Ample Parking & Detached Garage
- Hall, GF WC & Lounge with Bay Window
- Spacious Dining Kitchen - Dble Oven & Hob
- Fabulous C'nsvtry Overlooking the Garden
- 3 FF Bedrms & Fully Tiled 3 Pc Bathrm
- Delightful Rear Garden with Paved Patios
- PVC DG & GCH - Early Viewing Highly Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above and two pvc double glazed, frosted glass windows at either side. The hall is laid with wood finish laminate flooring, has an open staircase leading up to the first floor, with a spindled balustrade, dado rails, a radiator and a small under-stairs storage cupboard.

WC

Half tiled, tastefully furnished and a beneficial asset in any home, the ground floor w.c. is fitted with a two piece white suite, comprising a w.c. and a wash hand basin, with a mixer tap. It has a tiled floor and downlights recessed into the ceiling.

Lounge

15' 9" into bay window x 13' 2" into alcoves (4.80m into bay window x 4.01m into alcoves)
A spacious and truly delightful room, with a large pvc double glazed bay window and featuring a stained wood fireplace, with a marble inset and hearth, fitted with a living flame gas fire. It also has ceiling coving, dado rails and a radiator.

Dining Kitchen

17' 6" plus recess x 9' 3" plus recess (5.33m plus recess x 2.82m plus recess)
The generously proportioned kitchen allows ample space for a dining table and is fitted with cream shaker style units and drawers, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has an electric double oven/grill, a gas hob, plumbing for a washing machine and plumbing and space for a slimline dishwasher. The kitchen is laid with wood finish laminate flooring and has a pvc double glazed window, radiator, built-in storage cupboards, a double glazed external door and also double glazed double French doors leading into the conservatory.

Conservatory

12' 5" x 10' 3" plus recess (3.78m x 3.12m plus recess)
A particularly advantageous addition to this lovely home, the good sized pvc double glazed conservatory is laid with wood finish laminate flooring and has a radiator, dado rail and pvc double glazed double French doors opening onto the rear garden.

First Floor

Landing

Spindled balustrade, dado rail, pvc double glazed window and access, via a retractable ladder, to the majority boarded loft space, which has an electric light.

Bedroom One

13' 4" x 8' 9" to wardrobe fronts, plus recesses (4.06m x 2.67m to wardrobe fronts, plus recesses)
This double room has wardrobes built into both chimney breast alcoves, with storage cupboards above, a radiator and a pvc double glazed window, from which there is a pleasant open aspect.

Bedroom Two

11' 0" to cupboard fronts, plus recess x 9' 5" (3.35m to cupboard fronts, plus recess x 2.87m)
A second double room has a large built-in shelved cupboard, with an additional cupboard above, a further cupboard, which houses the gas condensing combination central heating boiler, a pvc double glazed window and a radiator.

Bedroom Three

10' 4" into recess, less bulk head of stairs x 8' 2" (3.15m into recess, less bulk head of stairs x 2.49m)
This good sized single room has a pvc double glazed window and a radiator.

Bathroom

Fully tiled and fitted with a three piece white suite, comprising a bath, fitted with a glazed, folding shower screen and having a mixer tap with shower attachment, a w.c. and a pedestal wash hand basin, with a large vanity mirror above. The bathroom is laid with wood finish laminate flooring and has a pvc double glazed, frosted glass window, chrome finish radiator/heated towel rail and an extractor fan.

Outside

Front

Wrought iron double gates open onto a tarmac covered drive, which provides off road parking for several cars or space for a motorhome or caravan. There is a lawn, garden borders, stocked with mature shrubs, trees and hedging, providing a good deal of screening and privacy, and a feature arched gateway, fitted with a wrought iron gate, built between the house and garage, leading to the rear.

Garage

20' 5" x 9' 0" (6.22m x 2.74m)
The substantial detached garage has an up and over door, a window, electric power and light and a personal door.

Rear

Another charming and alluring aspect of this enticing family home, the lovely rear garden has three Indian stone patios, a lawn, gravel covered borders and garden beds, in which there is a climbing clematis, rose bushes and various other shrubs and flowering plants.

Directions

Proceed out of Barnoldswick along Kelbrook Road. Go past West Craven High School on the left and carry on down the hill, straight through the crossroads in Salterforth and continue on to the large roundabout in Kelbrook. Take the first exit off the roundabout onto the A56/Colne Road and carry on this road, through Sough into Earby. Just before The Station Hotel on the right, turn left into Salterforth Road and the property is on the left hand side.

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

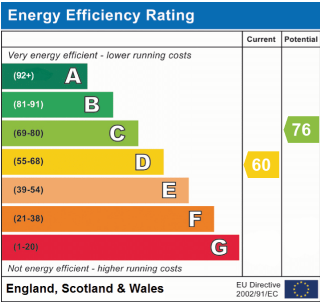
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

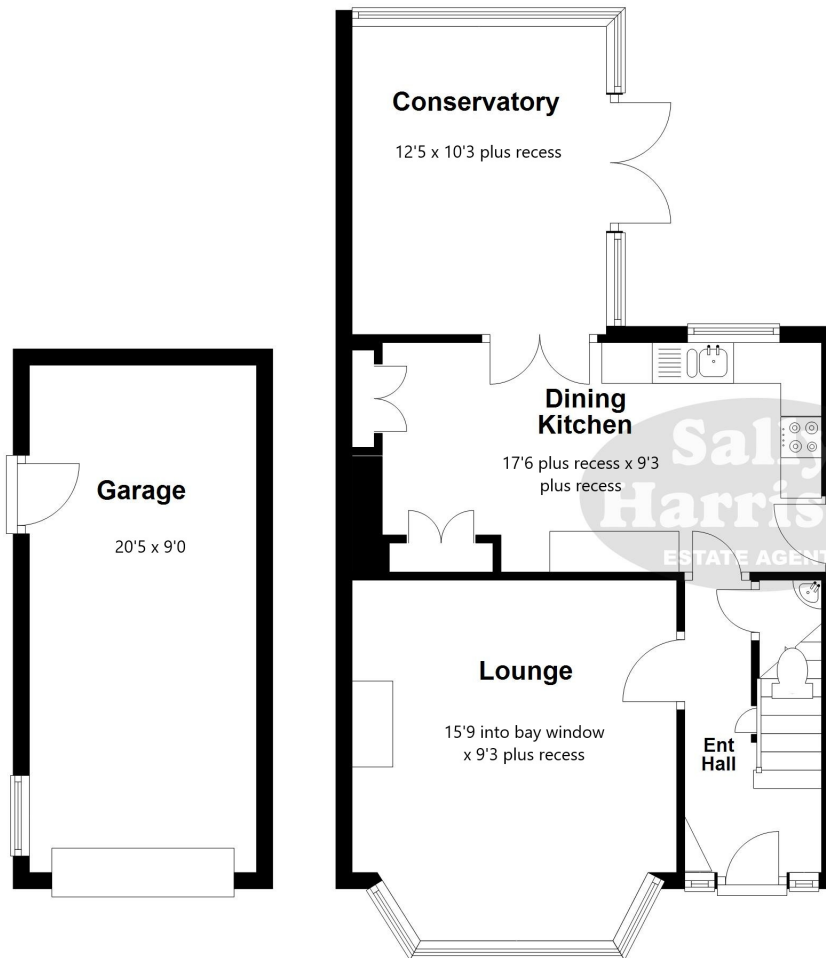
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FLOORPLAN

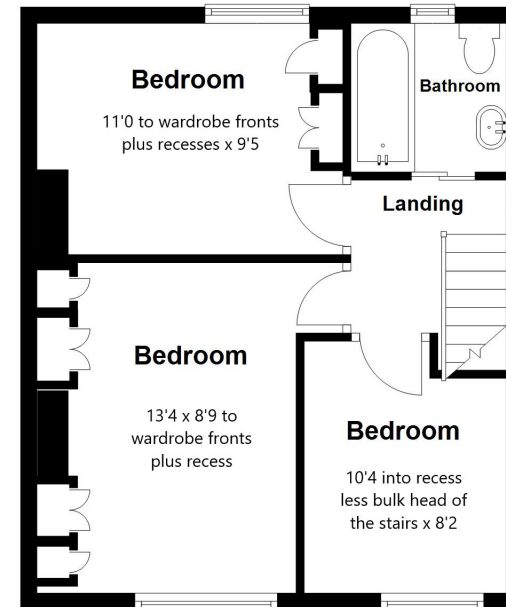
Ground Floor

Approx. 69.5 sq. metres (747.8 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



Total area: approx. 109.6 sq. metres (1179.4 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.

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