





PROPERTY DESCRIPTION

Attractively 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 a hall and a particularly pleasant sitting room, with a fireplace and living flame fire. The unusually large dining kitchen is fitted with modern cream shaker style units with a range style cooker and there is a small, but useful utility room. The roomy landing provides ample space for use as a study area, there are two decent double bedrooms and a spacious bathroom, fitted with a three piece white suite with a shower over the bath. To the rear is an extremely appealing, good sized enclosed yard/patio, which could be opened up to provide off road parking, if required, subject to local authority planning permission.

FEATURES

- Tastefully Presented Terr House
- Conveniently Loc for Shops & Amenities
- Well Proportioned Accommodation
- Attractively Furnished Home
- Ent Hall & Pleasant Sitting Room
- Large Dining Kitchen & Utility
- Two Double Bedrooms & Bathroom
- Extremely Appealing, Good Sized Yard
- PVC Double Glazing & Gas Central Heating
- Viewing Absolutely Essential to Fully Appreciate





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Entrance door, with a window light above, wood finish laminate flooring, stairs to the first floor and a radiator.

Sitting Room

12' 3" x 11' 0" (3.73m x 3.35m)

A particularly pleasant and inviting room, laid with wood finish laminate flooring and having a fireplace, with a marble inset and hearth, fitted with a living flame gas fire. PVC double glazed window and radiator.

Dining Kitchen

14' 0" x 11' 10" plus recesses (4.27m x 3.61m plus recesses)

The large kitchen allows ample space for a good sized dining table and is fitted with shaker style units, wood finish laminate worktops and a one and a half bowl sink, with a mixer tap. It also has a superb range style cooker, with a five ring gas hob, recessed into the chimney breast and an original wall cupboard, with fitted shelves, built into one chimney breast alcove. PVC double glazed window, radiator, tiled floor, downlights recessed into the ceiling and an external door. There is also a really useful under-stairs storage cupboard/pantry, which has a pvc double glazed window, electric power and light and plumbing for a washing machine.

First Floor

Landing

The large landing allows ample space for a study area and has a spindled balustrade, pvc double glazed frosted, glass window and access to the loft space.

Bedroom One

14' 1" x 10' 10" (4.29m x 3.30m)

This spacious double room has a pvc double glazed window, a radiator and built-in cupboards, with one housing the gas condensing combination central heating boiler.

Bedroom Two

10' 11" x 9' 8" into alcoves (3.33m x 2.95m into alcoves)

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

Bathroom

8' 3" x 6' 1" (2.51m x 1.85m) Attractively furnished and another appealing feature of this property, the bathroom is fitted with a modern three piece white suite, comprising a bath, with a shower over, glazed shower screen and tiled splashback, a pedestal wash hand basin, with tiling behind, and a w.c. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail and tiled flooring.

Outside

Rear

An especially beneficial and desirable asset of this lovely home, the enclosed yard at the rear is a really good size and has attractive fencing, on top of two of the surrounding walls, and a tall gate to give extra screening and privacy.

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, turn sharp right into New Road and then 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.

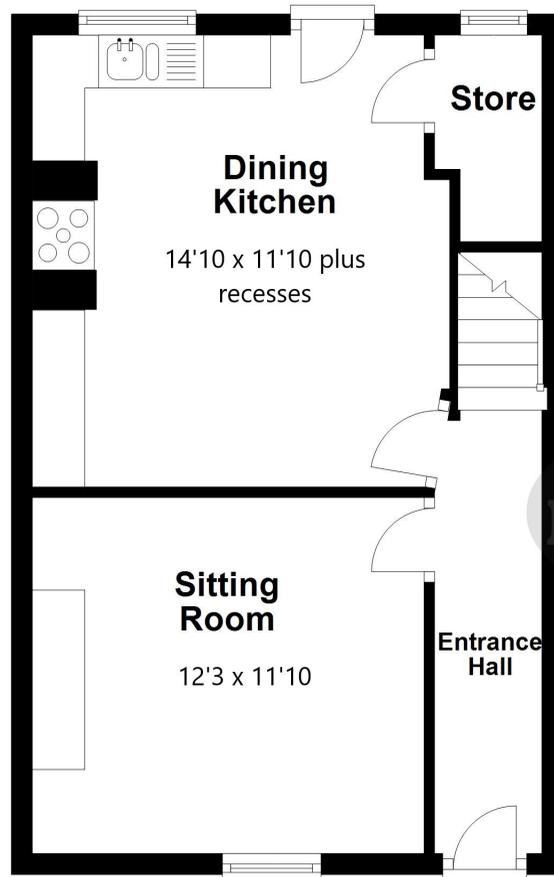
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

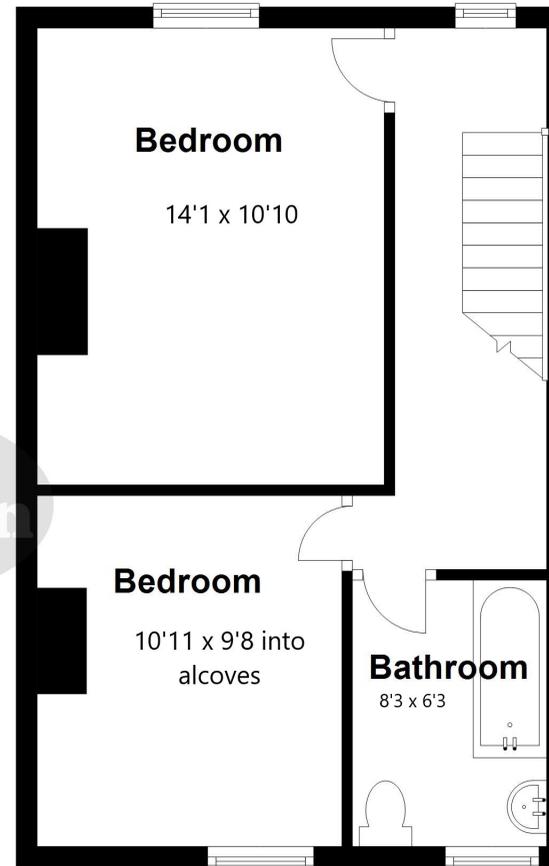
Ground Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 75.3 sq. metres (810.8 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.