



10 Brook Street, Earby, Lancashire BB18  
6NS



## PROPERTY DESCRIPTION

Located in a popular residential area, just a short walk from the town centre shops, cafés and other facilities, this stone built, mid terraced house offers very deceptively generously proportioned, nicely presented family living space and should suite a wide range of buyers, but would be especially ideal as a starter home for first-time buyers, as well as being an excellent, ready for immediate occupation, rental investment for speculators.

This appealing abode is tastefully furnished and decorated throughout and benefits from pvc double glazing and gas central heating, run by a condensing combination boiler. The accommodation briefly comprises an entrance hall and a spacious through living room and dining room, which features a fireplace, fitted with an electric fire, and has an unusually large, very useful under-stairs storage cupboard. The extended kitchen is a particularly attractive feature and is fitted with modern cream gloss finish units and includes a built-in electric oven and a ceramic electric hob, with an extractor canopy over.

On the first floor are two good sized bedrooms and a stylishly furnished shower room and on the second floor there is an impressive attic room, providing a further large double bedroom. To the rear of the house is an enclosed paved yard.



## FEATURES

- Appealing Mid Terr House – Ideal for FTB's
- Deceptively Spacious & Tastefully Pres'td
- Short Walk from Town Centre Amenities
- Ent Hall, Thro' Living Rm & Dining Room
- Extndd, Stylish Ftd Kitchen inc. Oven & Hob
- 3 Double Bedrms inc. Large SF Attic
- Attractive, Modern 3 Pc Shower Rm
- Enclosed, Paved Rear Yard
- Excellent Rental Investment for Speculator
- PVC DG & GCH – Early Viewing Rec.





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a pvc double glazed window light above. Radiator, wood finish laminate flooring and stairs to the first floor.

Through Living Room & Dining Room

Living Room

10' 5" x 10' 3" plus alcoves (3.17m x 3.12m plus alcoves)  
This pleasant room has a fireplace, fitted with a modern electric flame effect fire, a radiator and pvc double glazed window.

Dining Room

14' 0" x 11' 1" plus recess (4.27m x 3.38m plus recess)  
This spacious second reception room has a pvc double glazed window, radiator and a large under-stairs storage cupboard, which has electric power and light.

Extended Kitchen

13' 9" plus recess x 5' 2" (4.19m plus recess x 1.57m)  
Fitted with modern cream gloss finish units and drawers, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap, the kitchen has a built-in electric oven, ceramic electric hob, with stainless steel extractor canopy over, plumbing for a washing machine, a pvc double glazed window and a pvc double glazed, frosted glass external door. It also houses the wall mounted gas combination central heating boiler and is laid with wood effect laminate flooring

First Floor

Landing

Spindled balustrade, pvc double glazed window, two built-in storage cupboards, one of which has fitted shelves, a radiator and enclosed stairs to the second floor.

Bedroom One

13' 11" x 9' 9" into alcoves (4.24m x 2.97m into alcoves)  
This good sized double room has a pvc double glazed window and a radiator.

Bedroom Two

10' 5" x 9' 10" into alcoves (3.17m x 3.00m into alcoves)  
The second double room also has a pvc double glazed window and a radiator.

Shower Room

7' 5" x 5' 0" (2.26m x 1.52m)  
Stylishly furbished and fitted with a modern three piece white suite, comprising a larger than standard, tiled shower cubicle, a w.c. and a wash hand basin, with a mixer tap and a soft close drawer below. The room is laid with Vinyl flooring and also has a chrome finish radiator/heated towel rail, pvc panelled ceiling and a pvc double glazed, frosted glass window.

Second Floor

Attic/Bedroom Three

16' 1" into recesses with restricted headroom x 13' 6" less stairwell (4.90m into recesses with restricted headroom x 4.11m less stairwell)  
This spacious third double bedroom has a double glazed Velux style window and a radiator. Access to under-eaves areas.

Outside

Rear

Enclosed, paved yard, with an external light.

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 by the Co-Op supermarket) turn sharp right into New Road, then turn first right off New Road into Brook 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

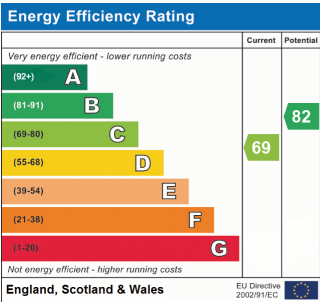
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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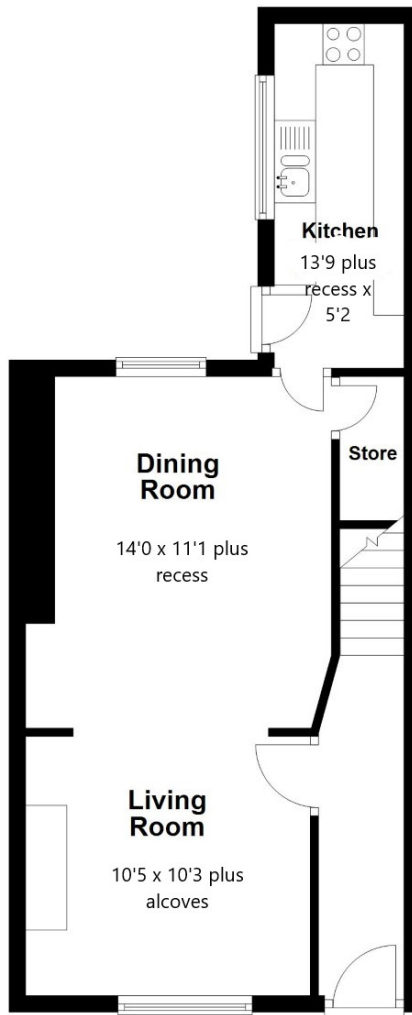




## FLOORPLAN

### Ground Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



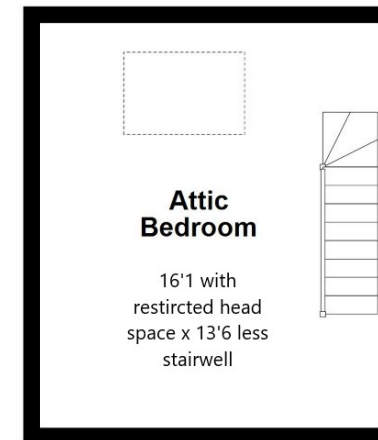
### First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



### Second Floor

Approx. 20.2 sq. metres (217.2 sq. feet)



Total area: approx. 95.3 sq. metres (1026.3 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 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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