



8 Victoria Crescent, Earby, Lancashire
BB18 6UL



PROPERTY DESCRIPTION

This modern, semi-detached house should prove of particular interest to buyers with a young family or who are looking for their first home, as well as those wanting to be a short level walk away from shops and other everyday amenities. Situated in the centre of Earby, in a pleasant cul-de-sac position, the property would also be an excellent rental investment for a speculator and offers nicely proportioned living space, has the advantage of off-road parking for two cars, a decked patio to the rear and the tidily presented and tastefully furnished accommodation benefits from double glazing (pvc framed to the rear) and gas central heating, run by a condensing combination boiler.

This appealing abode briefly comprises an entrance hallway, a very spacious lounge and an unusually large dining kitchen, allowing ample room for a family sized table and equipped with plenty of cream, gloss finish units, an electric oven and electric hob, with an extractor over, and an integral fridge/freezer. Also on the ground floor is a small utility room and a rear entrance hallway, with an adjoining w.c., always an asset in any home.

On the first floor are three bedrooms – two doubles and a generous single – with the main bedroom having a two-piece en-suite washroom, in which there is space (and plumbing we are informed) to install a shower unit, if required. There is also a three-piece shower room, which has a larger than standard shower unit and a useful, good sized storage cupboard.

The house has a paved forecourt and double width, blocked paved hardstanding/parking area at the front too. At the side of the property is an area for storing wheelie bins and where a timber garden shed is located. At the rear, where the decked patio is, is a cold water tap.

FEATURES

- Semi-Det House Set in a Cul-de-Sac
- Appealing Family Home Near Town Centre
- Ideal for Those Wanting to be Near Amenities
- Off Road Parking for 2 Cars
- Ent. Hallway & Spacious Lounge
- Large Dining Kit inc. Built-in Oven & Hob
- Sml Utility, GF WC & Rear Ent. Hallway
- 3 Nicely Sized FF Bedrooms
- En-Suite Washrm & 3 Pc Shower Rm
- Gas CH & DG - Decked Patio to Rear





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Double glazed entrance door and stairs to the first floor.

Lounge

14' 1" x 13' 10" into recess (4.29m x 4.22m into recess)

A very pleasant and spacious room, with double glazed windows, a radiator and under-stairs storage cupboard.

Dining Kitchen

13' 6" x 12' 1" (4.11m x 3.68m)

Allowing ample space for a family sized dining table, the large kitchen is fitted with attractive cream gloss fronted units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven, an electric hob, with stainless steel canopy over, an integral fridge/freezer, a housing unit for a condenser tumble dryer (please note the tumble dryer currently fitted is not in working order), a pvc double glazed window, downlights recessed into the ceiling and a radiator.

Small Utility Room

Plumbing for a washing machine and a worktop. The gas combination central heating boiler is housed in this room.

Rear Entrance Hallway

PVC double glazed entrance door and door giving access to the ground floor w.c.

Ground Floor W.C.

Fitted with a two piece white suite, comprising a pedestal wash hand basin and w.c. It also has a radiator and an extractor fan.

First Floor

Landing

Access to the loft space and a radiator.

Bedroom One

14' 0" into recess, reducing to 10' 5 x 9' 6" plus recess (4.27m into recess, reducing to 3.18m x 2.90m plus recess)

This double room has double glazed windows and a radiator.

En-Suite Wash Room

Allowing space and having plumbing for a shower cubicle, if required, the washroom is currently fitted with a two piece white suite, comprising a w.c. and a pedestal wash hand basin. It also has a double glazed, frosted glass window and a radiator.

Bedroom Two

12' 2" x 8' 7" (3.71m x 2.62m)

This second double room benefits from an open aspect/views and has a pvc double glazed window and radiator.

Bedroom Three

10' 4" reducing to 8' 6 x 6' 10" (3.15m reducing to 2.59m x 2.08m)

This good sized single room has a pvc double glazed window and a radiator.

Shower Room

Tastefully furnished and fitted with a three piece white suite, comprising a larger than standard, glazed shower unit, a w.c. and a pedestal wash hand basin, with a tiled splashback and mirror above. PVC double glazed, frosted glass window and a large, fitted storage cupboard.



Outside

Front

Paved forecourt.

Rear/Side

Decked patio, with a cold water tap. A block paved hardstanding, also at the rear, provides off road parking for two cars. The block paving extends down the side of the house where there is a garden shed and space for storing wheelie bins.

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, take the right hand fork into Victoria Road. Continue along passing Albion Road on the left, then take the next right hand turn into Victoria Crescent.

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.

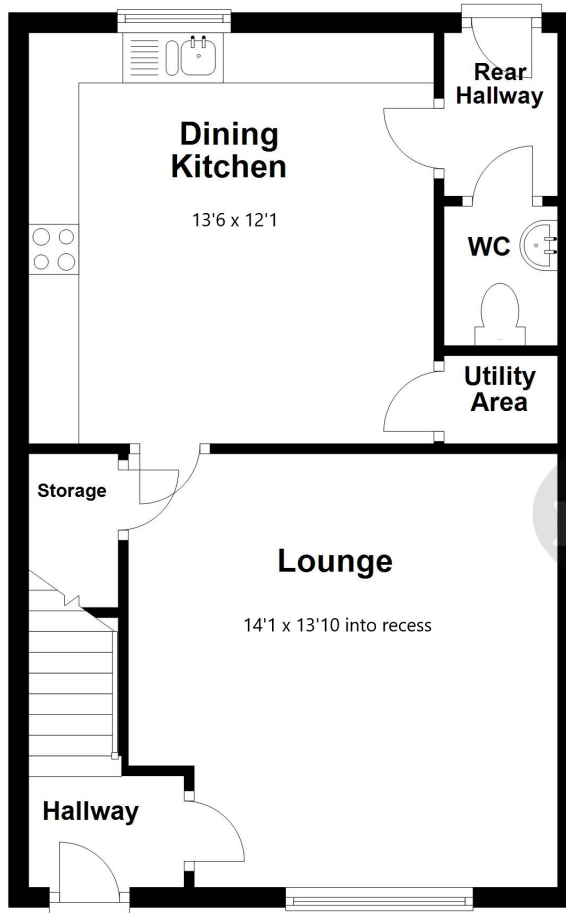
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	76	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

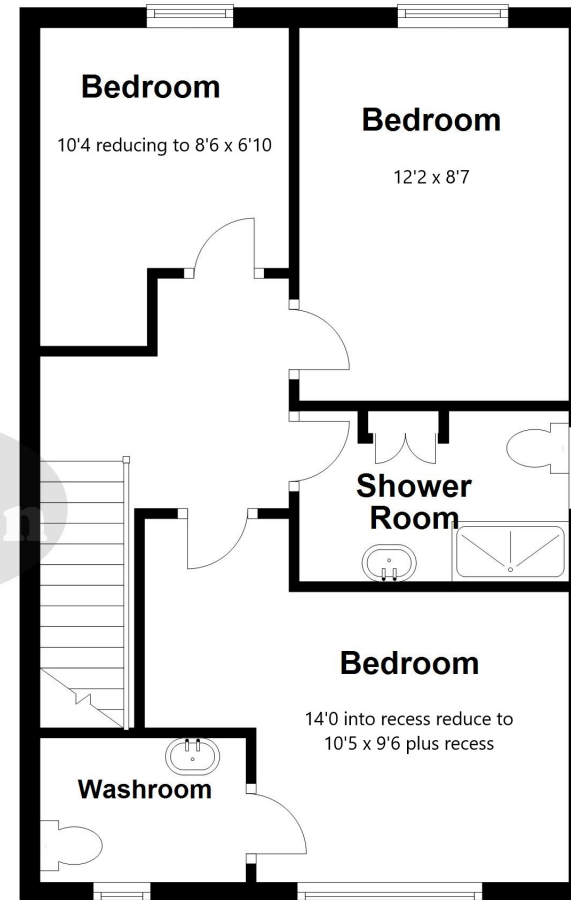
Ground Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



Total area: approx. 88.3 sq. metres (950.9 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.