



43 Aspen Grove, Earby, Lancashire BB18
6LS



PROPERTY DESCRIPTION

Early viewing is strongly recommended on this most appealing semi-detached house, which is situated in a pleasing setting on this highly sought after and extremely desirable estate, tucked away in a small cul-de-sac position, enjoying a lovely open aspect and rural views from both the front and rear. Providing nicely proportioned, well presented living space, which is especially ideal for a young family as it is conveniently located just a short walk away from Springfield Primary School, this delightful abode would also be perfect for buyers looking to downsize.

Complemented by pvc double glazing and gas central heating, run by a condensing combination boiler, which was newly installed in February 2022, the accommodation briefly comprises an entrance hall, a ground floor w.c. and an impressive and generously proportioned lounge with an open staircase. The spacious dining kitchen is attractively fitted with cream shaker style units incorporating a built-in electric double oven/grill, a gas hob and has French doors which open onto the rear garden.

There are three bedrooms on the first floor, the largest having a large built-in wardrobe and an en-suite shower room, as well as the half tiled family bathroom, which is fitted with a three piece white suite.

At the front of the property is a tarmac covered area, providing off road parking for two cars, and there is a charming enclosed garden at the rear, which has a decked patio and a lawn.

FEATURES

- Modern Semi-Detached House
- Cul-de-Sac Position - Open Aspect/Views
- Well Presented & Nicely Proportioned
- Ent Hall, GF WC & Lounge with Open Stairs
- Attractive Ftd Din Kitchen with French Drs
- 3 Bedrms - 1 with En-Suite & Ftd W'robes
- Half Tiled 3 Pc Bathrm with White Suite
- PVC DG & GCH – New Boiler 2022
- Parking for 2 Cars & Charming Garden
- Early Viewing Strongly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Entrance door, with a double glazed, frosted glass window panel to one side, and a radiator.

WC

Fitted with a two piece white suite, comprising a pedestal wash hand basin, with a tiled splashback, and a w.c. Radiator and an extractor fan.

Lounge

16' 6" x 11' 9" plus stair recess (5.03m x 3.58m plus stair recess)
The spacious and very pleasant room has a pvc double glazed window, two radiators and an open staircase to the first floor, with a spindled balustrade and useful, built-in under-stairs storage cupboard.

Dining Kitchen

15' 0" x 8' 11" plus recess (4.57m x 2.72m plus recess)
Allowing ample space for a dining table, the good sized, attractively furnished kitchen is fitted with cream shaker style units and drawers, wood effect laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric double oven and grill, a gas hob, with an extractor hood over, plumbing for a washing machine and space for a condenser tumble dryer. The gas condensing combination central heating boiler is concealed in a cupboard matching the units and the kitchen also has a pvc double glazed window, a radiator and pvc double glazed French doors, leading out to the rear garden.

First Floor

Landing

Built-in storage cupboard, housing the hot water cylinder. Access, via a retractable ladder, to the majority boarded loft space.

Bedroom One

10' 3" to wardrobe fronts x 10' 0" (3.12m to wardrobe fronts x 3.05m)
Having the advantage of the lovely rural view from the front, this double room has a built-in wardrobe, a pvc double glazed window and a radiator.

En-Suite Shower Room

Fitted with a modern three piece white suite, comprising a fully tiled shower cubicle, a w.c. and a pedestal wash hand basin, with a mixer tap. PVC double glazed, frosted glass window, radiator and an extractor fan.

Bedroom two

9' 2" x 8' 9" (2.79m x 2.67m)
This second double room has a pvc double glazed window and a radiator.

Bedroom Three

9' 2" x 6' 1" (2.79m x 1.85m)
A nice sized single room, with a radiator and a pvc double glazed window, from which there is a lovely open aspect/views.

Bathroom

Half tiled and fitted with a modern three piece white suite, comprising a bath, with a mixer tap, a w.c. and pedestal wash hand basin, with a mixer tap, the bathroom also has a pvc double glazed, frosted glass window, radiator, electric shaver point and an extractor fan.

Outside

Front/Side

Tarmac covered drive, which extends down the side of the house and provides tandem off road parking for two cars. Small flagged and pebble covered forecourt, timber shed and an external light. A wooden gate at the end of the drive gives access into the garden at the rear.

Rear

The charming, enclosed garden has a pvc decked patio directly behind the house, a lawn, pebble covered borders and a cold water tap.

Directions

Proceed into Earby, via Thornton-in-Craven on the A56/Skipton Road. Go past the Punch Bowl pub on the left and All Saints Church on the right then, immediately through the bend, turn left into School Lane. Carry on to the end of School Lane, go over the small bridge and continue on to the mini roundabout. Go straight ahead at the roundabout into Water Street. and then, where Water Street forks off to the left (signposted for Red Lion Street), keep going straight on into Stoney Bank Road, Take the right turning into Bailey Street and continue to the end into Aspen Grove.

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

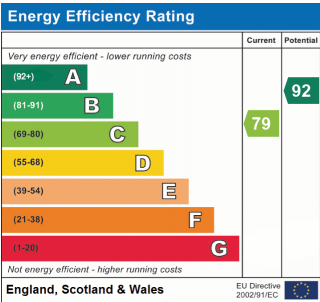
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House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

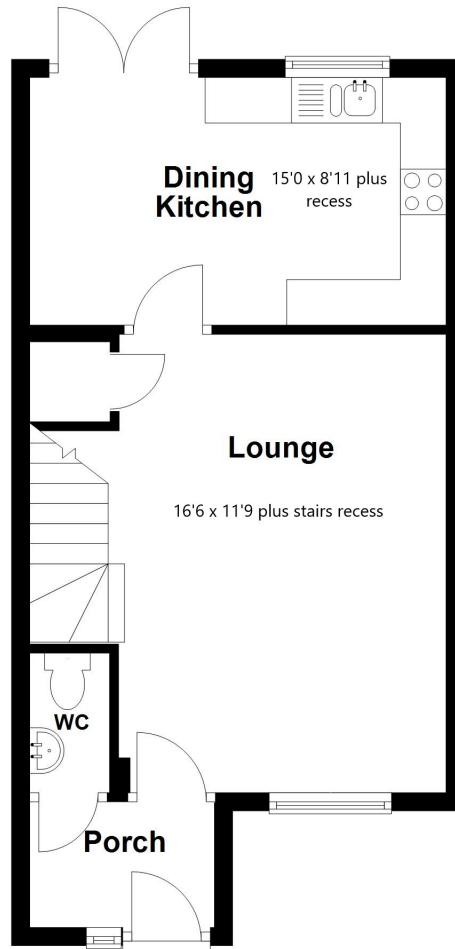
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FLOORPLAN

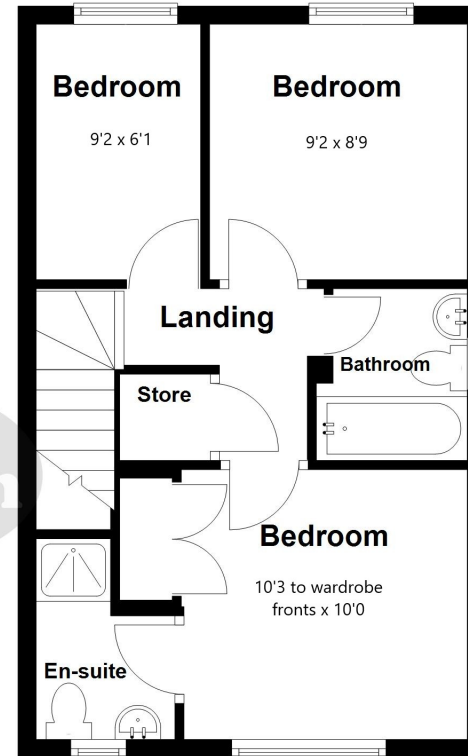
Ground Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



First Floor

Approx. 37.4 sq. metres (403.1 sq. feet)



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Total area: approx. 76.4 sq. metres (821.9 sq. feet)

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