



118 Colne Road, Earby, Lancashire BB18

6XS



PROPERTY DESCRIPTION

Having the noteworthy advantage of an extremely delightful, sizeable split level garden at the rear, this immaculately and tastefully presented cottage style terraced house is strongly recommended for an early viewing in order to appreciate the many appealing attributes it has to offer. Situated on the outskirts of Earby, close to the border of Sough, this beautiful abode would be suitable for a wide range of prospective buyers, particularly buyers looking for their first home, and provides well proportioned living space.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises a spacious, pleasant living room and a generous sized kitchen, which allows ample space for a dining table, has an open staircase and is attractively fitted with cream units and drawers, solid wood worktops and a built-in electric oven and hob, with a stainless steel extractor canopy over. Both of the first floor bedrooms are a good size, the smaller of the two overlooks the charming garden at the rear, and there is a stylishly furnished bathroom, which has a three piece white suite, including a bath with clawed feet, with a rainfall style shower over and additional shower head. The converted loft room is a fabulous room, which could be utilised for many purposes, including an occasional third bedroom.

A very desirable asset of this wonderful home is the garden at the rear, which is on two levels and consists of a lovely paved patio, laid with Indian stone flags on the lower level and an enclosed garden on the upper level, which is laid with artificial grass. Please note that the upper level of the garden is not on the deeds to the property, but the current owners have had uninterrupted use of this part of the garden since they bought it in 2015.

FEATURES

- Appealing Cottage Style Terr Hse
- Immaculately & Tastefully Presented
- Well Proportioned Living Space
- Spacious, Pleasant Living Room
- Good Sized Dining Kitchen - Oven/Hob
- 2 Decent Sized FF Bedrooms
- Stylish 3 Pc Bathrm - Shower over Bath
- Fabulous, Converted Loft Room
- Delightful, Sizeable Split Level Garden
- PVC DG & GCH - Early Vwg Strongly Rec.





ROOM DESCRIPTIONS

Ground Floor

Entrance

Composite entrance door, with a pvc double glazed, frosted glass window light above, leading into the living room.

Living Room

13' 2" plus recess x 13' 2" plus alcoves (4.01m plus recess x 4.01m plus alcoves)

This spacious and extremely inviting room features a stone mullion fireplace, with a stone flag hearth, and has a pvc double glazed window and a radiator.

Dining Kitchen

13' 10" plus recesses x 12' 6" plus recess (4.22m plus recesses x 3.81m plus recess)

The large, attractively furnished kitchen allows ample space for a dining table and is fitted with cream units and drawers, solid wood worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a ceramic hob, with a stainless steel extractor hood over, plumbing for a washing machine, a pvc double glazed, frosted glass window and an open staircase, with a spindled balustrade, leading up to the first floor. There is a door giving access to the stairs down to the basement and an external door leading out to the rear.

Basement

A useful asset of the property, providing excellent storage space.

First Floor

Landing

Open staircase to the second floor converted loft room.

Bedroom One

13' 1" x 12' 9" plus recess (3.99m x 3.89m plus recess)

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

Bedroom Two

10' 8" x 7' 10" into recess (3.25m x 2.39m into recess)

A decent sized second bedroom, with a pvc double glazed window, which overlooks the garden at the rear, a radiator and a built-in storage cupboard, also housing the gas combination central heating boiler.

Bathroom

Extremely tastefully furnished, the beautiful bathroom is fitted with a three piece white suite, comprising a bath, with clawed feet, a fixed 'rainfall' style shower over, plus an additional, flexible shower head, a ceiling height tiled splashback and glazed shower screen. There is also a w.c. and a pedestal wash hand basin, a pvc double glazed, frosted glass window, tiled floor and vintage style radiator/heated towel rail.

Second Floor

Landing

Under-eaves storage space.

Loft Room

12' 1" x 9' 6" (3.68m x 2.90m)

This extremely useful room could be serve any number of purposes, including an occasional third bedroom, and has a double glazed Velux window, a radiator and built-in storage cupboard.

Outside

Rear

The truly delightful garden is split level, with the lower level being laid with really attractive Indian stone flags and have a cold water tap. Steps lead up to the upper level, which is laid with artificial grass and enclosed by timber fencing and a timber gate. Please note that the upper level of the garden is not actually part of the property, being part of the former railway line, but the current owners of the house have had uninterrupted use of the garden since they bought the house in July 2015 and no rent for the land has been demanded either during that time.

Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. The house is in the first terraced row on the left, after the right turning into Brookfield Way.

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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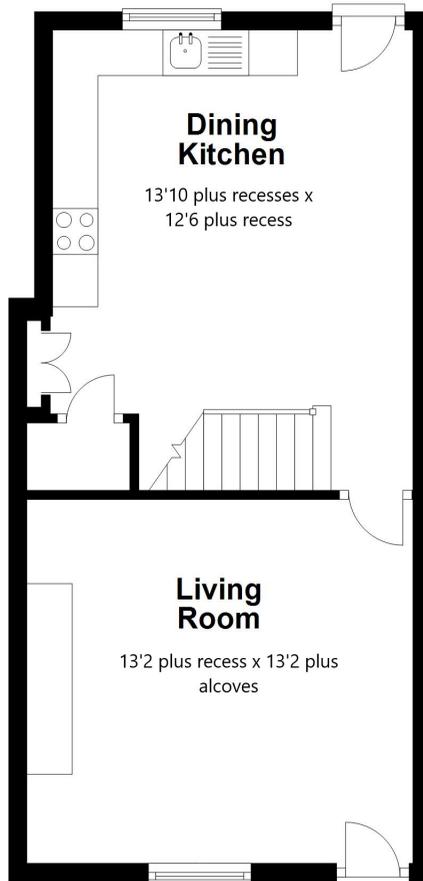


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

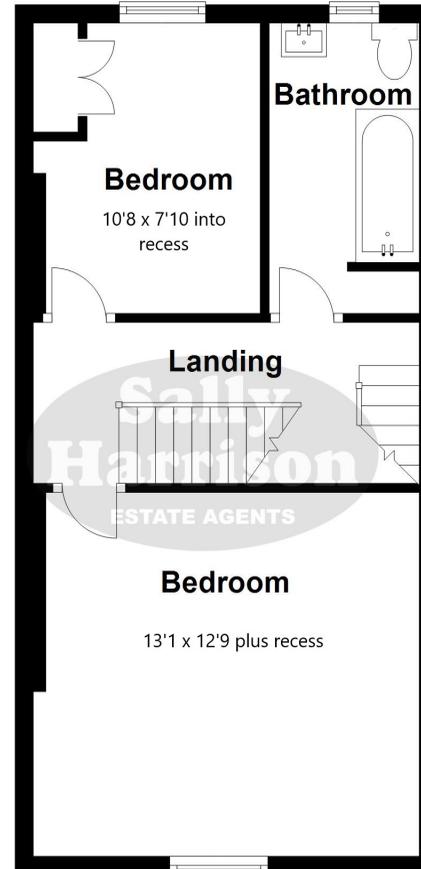
Ground Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



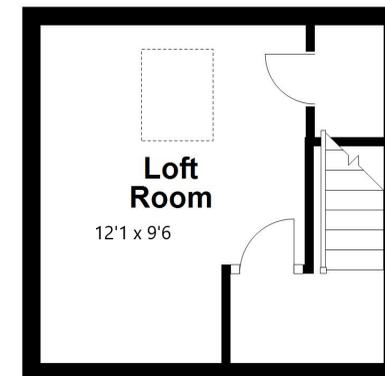
First Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



Second Floor

Approx. 14.0 sq. metres (150.7 sq. feet)



Total area: approx. 91.1 sq. metres (980.1 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.

