





PROPERTY DESCRIPTION

A truly stunning home, this garden fronted mid terraced house is highly recommended for an early viewing so not to be missed. Located in a sought after residential area and ideally situated for easy access to the town centre and local amenities, this beautifully presented home has been thoughtfully upgraded over the years to an exceptionally high standard and specification. Offering well proportioned living space, which can only be fully appreciated by internal viewing, this outstanding abode would be suitable for a wide range of prospective buyers, particularly those looking to take their first step onto the property ladder. Originally a three bed roomed house, it has been reconfigured to provide two generous double bedrooms, which could easily be converted back if desired.

FEATURES

- Stunning Garden Fronted Mid Terr House
- Upgraded to an Exceptionally High Standard
- Beautifully Presented Throughout
- Vestibule & Lounge with Slate Fireplace
- Impressive Open Plan Living Rm & Kitchen
- Superior Kitchen with High End Appl'ces
- 2 Double Bedrooms – Originally 3
- Stylish, Fully Tiled Bathrm - Shwr over Bath
- Quality PVC Double Glazing & Gas CH
- Internally Viewing Essential to Fully Apprec





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Quality Roc composite entrance door, with a frosted glass window light above. Internal door leading into the lounge.

Lounge

15' 6" into alcoves and recess x 12' 7" (4.72m into alcoves and recess x 3.84m)

A beautifully furnished, spacious room, featuring a fabulous, original, period slate fireplace, fitted with an electric stove, and having pvc double glazed windows, a radiator and attractive ceiling coving.

Open Plan Living/Dining Room & Kitchen

Living/Dining Room

15' 5" less stairwell x 13' 7" plus recess (4.70m less stairwell x 4.14m plus recess)

An extremely impressive room, boasting a fabulous stone fireplace, fitted with a stunning, original cast iron range (currently not in working order and just for decorative purposes). It also has an open staircase, with a spindled balustrade and under-stairs storage cupboard, wood flooring, drawers built into one chimney breast alcove, a radiator and quality Roc composite external door with double glazed windows to one side and above.

Kitchen

11' 6" x 5' 9" (3.51m x 1.75m)

Having been opened up into the second reception room, to create additional space, the stunning kitchen is very tastefully furnished and fitted with a range of hand made, painted, solid wood units, oak worktops, with tiled splashbacks, and a stainless steel sink, with a mixer tap. It is also fitted with a range of good quality appliances, namely an electric oven, with a warming drawer below, an electric induction hob, with a contemporary extractor above, an integral larder style fridge and freezer, a slimline dishwasher and has a housing unit for a washing machine. There are two pvc double glazed windows, two double glazed Velux windows in the pitched roof and the floor is tiled, with under-floor heating .

First Floor

Landing

Spindled balustrade, access to the loft space and wood flooring.

Bedroom One

14' 4" x 12' 6" reducing to 9' 6" (4.37m x 3.81m reducing to 2.90m)

Enjoying a pleasant open aspect/views, this generous double room was originally two bedrooms, which have been altered into one, and could easily be changed back, if required. Laid with wood flooring, this room has two pvc double glazed windows, an exposed rustic brick wall, an ornamental cast iron fireplace and a contemporary upright radiator.

Bedroom Two

13' 8" x 8' 6" into alcoves (4.17m x 2.59m into alcoves)

This second good sized double room also has a wood floor and an ornamental cast iron fireplace, a pvc double glazed window and radiator. It also houses the wall mounted gas combination central heating boiler.

Bathroom

Fully tiled, the stylishly and attractively furnished bathroom is fitted with a three piece suite, comprising a double ended bath, with a shower over, a w.c. and a wash hand basin, with a mixer tap, mounted on a tiled stand, with a storage shelf below. It also has a pvc double glazed, frosted glass window, tiled floor and chrome finish radiator/heated towel rail.

Outside

Front

Garden forecourt with surrounding wrought iron fencing and a matching gate.

Rear

Enclosed, stone flagged yard, with a cold water tap.

Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. Go past the Station Hotel and the rows of terraced houses on the right and then, after the first parade of shops on the right, immediately before the Co-Op, where the road forks, turn sharp right into New Road. Proceed to the 'T' junction at the top of New Road and turn right into Green End Road.

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.

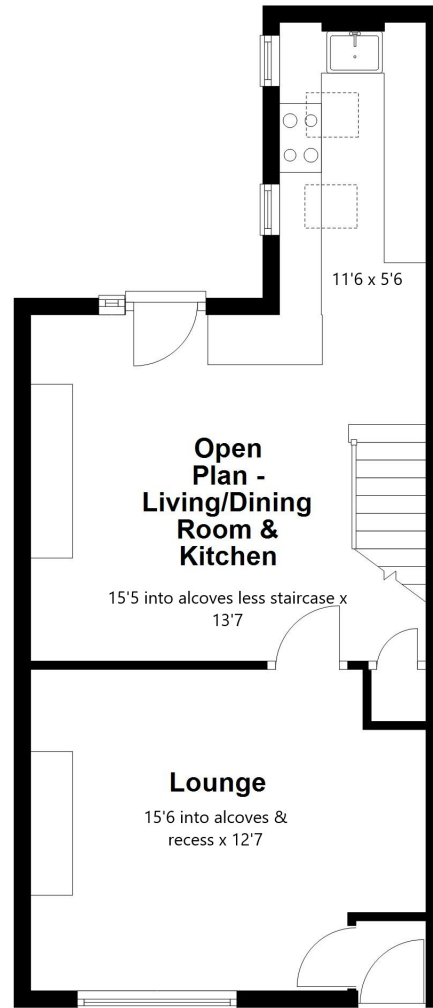
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		66
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

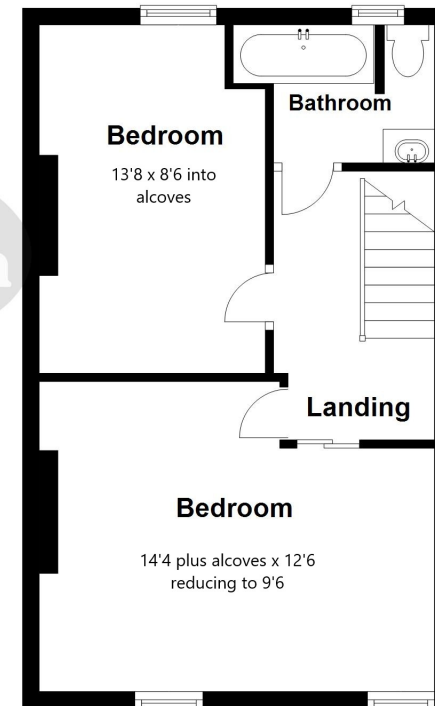
Ground Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



Total area: approx. 83.7 sq. metres (901.3 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.

Plan produced using PlanUp.

