





## PROPERTY DESCRIPTION

Beautifully and tastefully presented throughout, this stunning, stone built mid terraced house would be a perfect starter home for first time buyers or ideal for buyers looking to be close to the town centre amenities and is strongly recommended for an early viewing. Located in a popular residential area, just a short level walk to the main shopping area, the doctor's surgery and within easy reach of public transport, this immaculate abode provides nicely proportioned living space and has the benefit of pvc double glazing and gas central heating, run by a condensing combination boiler which was newly installed in 2021.

The accommodation of this extremely charming home briefly comprises a delightful sitting room, featuring a rustic fireplace, fitted with a multi fuel stove and a good sized kitchen, which allows space for a dining table and is attractively fitted with painted wood fronted units, a Belling range style cooker and integral appliances, namely a fridge, freezer and a washing machine.

Both first floor bedrooms are a decent size, the largest having mirror fronted wardrobes and the smallest also having a built-in wardrobe, and the fully tiled bathroom is stylishly furnished with a modern three piece white suite, with a rainfall style shower over the bath and an additional, handheld shower.

The enclosed yard at the rear has been laid with Indian stone flags and has two outbuildings, providing excellent storage space. NO CHAIN INVOLVED.

## FEATURES

- Stunning, Stone Built Mid Terraced House
- Beautifully & Tastefully Presented
- Short Level Walk to Shops & Amenities
- Sitting Room, Fireplace & Multi Fuel Stove
- Attractively Ftd Kitchen incl Appl'ces
- 2 Good Sized Bedrms, Built-in W'robes
- Fully Tiled, Stylishly Furbished Bathroom
- PVC DG & GCH - New Boiler 2021
- Stone Flagged Yard with Outbuildings
- Ideal for FTB's, Viewing Advised, No Chain





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

Attractive, double glazed, frosted glass composite entrance door, with a pvc double glazed window light above, opening into the sitting room.

#### Sitting Room

13' 9" plus recess x 13' 5" into alcoves (4.19m plus recess x 4.09m into alcoves)

An extremely pleasant room, which features a charming red brick fireplace, recessed into the chimney breast, with a stone lintel above and stone hearth, fitted with a multi-fuel stove, and has a pvc double glazed window, wall light points and a radiator.

#### Dining Kitchen

13' 1" x 10' 1" plus recesses (3.99m x 3.07m plus recesses)

Allowing ample space for a dining table, the stylishly furnished kitchen has fitted base and wall units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It is also fitted with a Belling range style cooker, with a five ring hob and a Belling extractor canopy over, and has an integral fridge, freezer and washing machine. The gas condensing combination central heating boiler is concealed in a wall unit, there is a useful under-stairs storage cupboard and the kitchen also has a pvc double glazed window, radiator, downlights recessed into the ceiling, tiled floor, stairs leading to the first floor and a double glazed, frosted glass composite external door.

### First Floor

#### Landing

Downlights recessed into the ceiling.

#### Bedroom One

13' 11" x 12' 2" plus alcove (4.24m x 3.71m plus alcove)

This generous double room has a built-in, mirror fronted wardrobe, which has a hanging rail and fitted shelves, a radiator, pvc double glazed window and downlights recessed into the ceiling.

#### Bedroom Two

10' 2" plus recess x 6' 10" plus recess (3.10m plus recess x 2.08m plus recess)

The good sized second bedroom also has a built-in wardrobe, incorporating a hanging rail and shelves, a radiator and pvc double glazed window.

Access to the loft space.

#### Bathroom

Fully tiled and very tastefully and attractively furnished, the bathroom is fitted with a three piece white suite, comprising a 'shower bath' with a mixer tap, a fixed 'rainfall' style shower over, plus an additional, flexible shower head, and a glazed shower screen. The wash hand basin, with a mixer tap, is set on a floating base unit, with an illuminated vanity mirror above, and there is a w.c., chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window, an extractor fan and downlights recessed into the ceiling.

### Outside

#### Rear

The nice sized, enclosed rear yard/patio is another pleasing feature of this lovely home, laid with attractive Indian stone flags and having two useful outbuildings and an external electric light.

#### Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road.

Go past the Station Hotel on the right and then take the third turning on the right in Applegarth Street, go past James Street on the left and then turn next left into Cowgill 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.

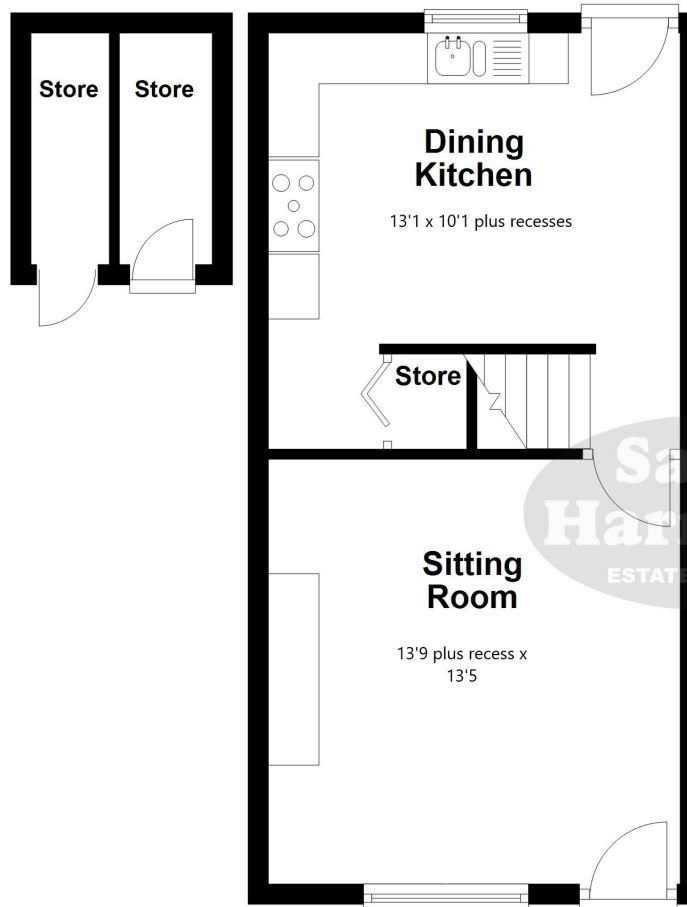
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>89</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>70</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## FLOORPLAN

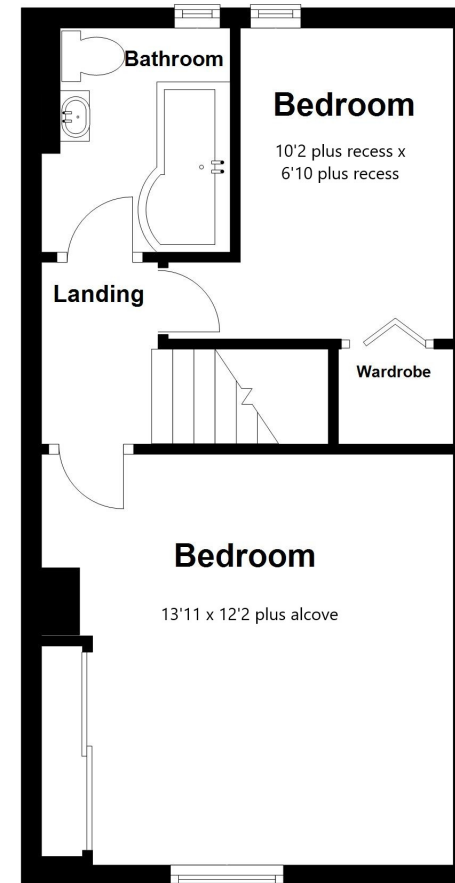
### Ground Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



### First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 72.3 sq. metres (778.6 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.