



23 Lincoln Road, Earby, Lancashire BB18
6QE



PROPERTY DESCRIPTION

An excellent starter home for a first time buyer and also ideal for buyers wanting to downsize and be close to amenities, this stone built mid terraced house offers tidily presented living accommodation and is located in a very popular residential area, just a short walk from the town centre shops and other facilities. Early viewing is strongly recommended on this charming home, which has the benefit of pvc double glazing and gas central heating.

The accommodation briefly comprises an entrance vestibule, a pleasant sitting room, and a kitchen, which allows space for a small dining table and is attractively fitted with a range of modern light oak finish units, with a built-in electric oven, hob, and a stainless-steel extractor canopy over. There is a good sized bedroom on the first floor, a bathroom, which has a four piece white suite, including a separate shower cubicle and a study/dressing room, with stairs leading to the converted loft room, which could be utilised for any number of purposes, including an occasional second bedroom.

To the rear of the property is a pleasant, enclosed yard/patio. NO CHAIN INVOLVED.

FEATURES

- Appealing Stone Built, Terraced House
- Located in a Popular Residential Area
- Short Walk from the Town Centre
- Vestibule & Pleasant Sitting Room
- Modern Dining Kitchen inc. Oven & Hob
- Good Sized FF Bedrm & Study/Dressing Rm
- 4 Pc White Bathroom inc. Sep. Shower
- SF Converted Loft Room/Occ. Bedroom 2
- PVC DG & Gas CH – No Chain
- Ideal for FTB's or Those Downsizing





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door. Half glazed internal door leading into the sitting room.

Sitting Room

14' 1" x 13' 5" into alcoves (4.29m x 4.09m into alcoves)
With a painted wood fireplace surround, with a hearth and point for a gas fire, this good sized room also has a radiator and pvc double glazed window.

Dining Kitchen

13' 4" into recess x 8' 0" (4.06m into recess x 2.44m)
Allowing sufficient space for a small dining table, the nicely proportioned kitchen is fitted with modern light oak finish units, work surfaces, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. There is also a built-in electric oven and hob, with a stainless steel extractor canopy over, plumbing for a washing machine and the wall mounted gas condensing combination central heating boiler is concealed in a wall unit. Radiator, partially open stairs leading to the first floor, pvc double glazed window and pvc double glazed external door.

First Floor

Bedroom One

13' 5" into recess x 11' 5" (4.09m into recess x 3.48m)
A decent double room with a radiator and pvc double glazed window.

Study/Dressing Room (Irregular Shape - Not Measured)

Radiator, pvc double glazed, frosted glass window and stairs to the second floor.

Bathroom

10' 7" x 5' 8" plus recesses (3.23m x 1.73m plus recesses)
Fitted with a four piece white suite, comprising a bath, with a tiled splashback, a separate shower cubicle, a pedestal wash hand basin and a w.c. PVC double glazed window and a radiator.

Second Floor

Occasional Bedroom Two

11' 6" into recess x 8' 1" plus recesses (3.51m into recess x 2.46m plus recesses)
The converted loft room can serve any number of purposes, including an occasional second double bedroom, and has two double glazed Velux windows and downlights recessed into the ceiling.

Outside

Rear

Good sized, enclosed, paved yard/patio.

Directions

Proceed out of Barnoldswick on Skipton Road towards Thornton-in-Craven. At the 'T' junction in Thornton, turn right and continue on this road, down the hill into Earby, past the Punch Bowl pub on the left and All Saints Church on the right, go through the 'S' bend and then take the second left turning into Lincoln Road and the property is on the right.

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

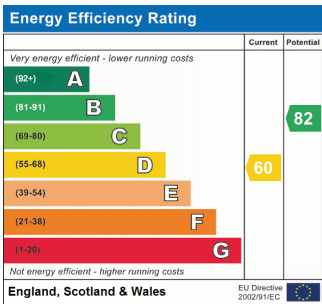
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their 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.

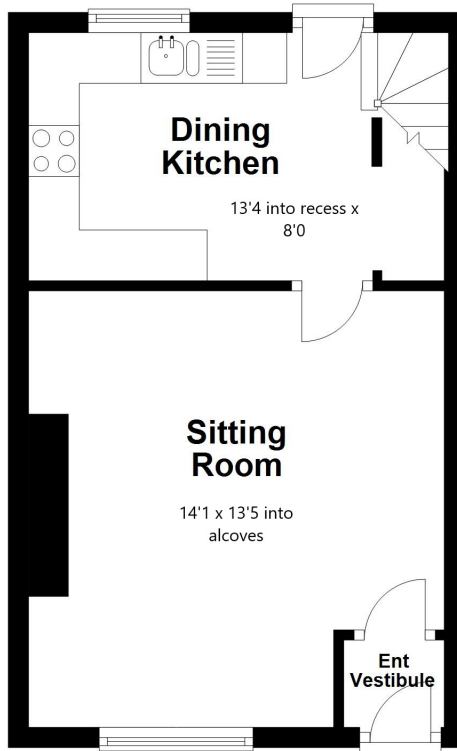
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FLOORPLAN

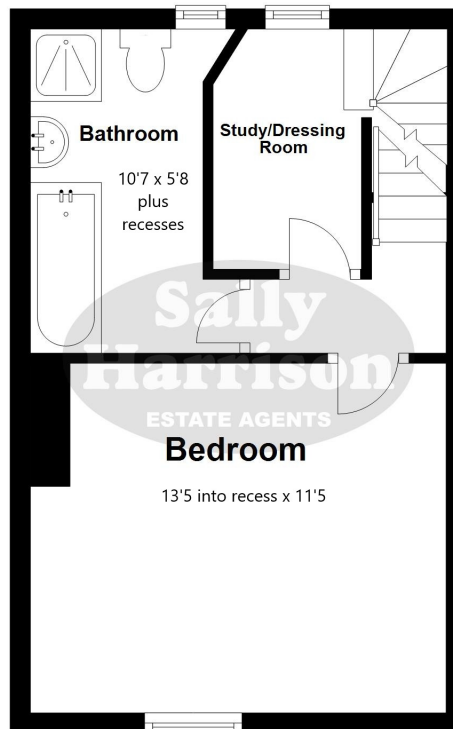
Ground Floor

Approx. 27.2 sq. metres (292.3 sq. feet)



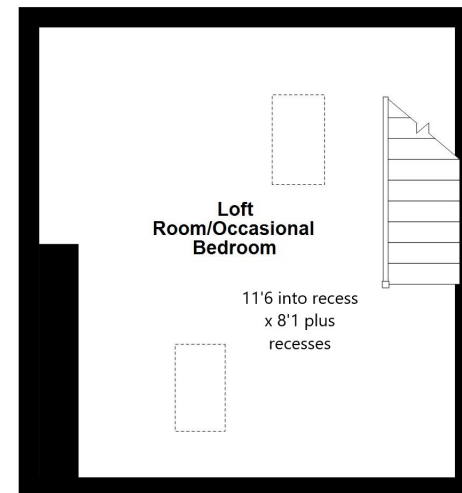
First Floor

Approx. 27.6 sq. metres (297.0 sq. feet)



Second Floor

Approx. 17.8 sq. metres (191.4 sq. feet)



Total area: approx. 72.5 sq. metres (780.7 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.

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