



4 Lincoln Road, Earby, Lancashire BB18
6QE



PROPERTY DESCRIPTION

This substantial, bay fronted mid terraced house with forecourt is located in a popular residential area, within close proximity to the town centre shops, cafes and other amenities. Requiring modernisation and refurbishment, this appealing property offers excellent potential and scope for improvement. It presents a wonderful prospect to create a superb family home with generous living accommodation, making it ideal for those seeking a renovation project or investment opportunity.

With hardwood double glazing, the accommodation briefly comprises an entrance hall leading to a spacious through lounge and living/dining room. The lounge features a large bay window and a fireplace with fitted gas fire, and the living/dining room has a stone fireplace with a solid fuel fire. The nice sized kitchen has fitted units with a built-in electric oven and a five ring gas hob with an extractor above.

To the first floor are three bedrooms, two double and a single, with the larger bedrooms having built-in wardrobes/storage cupboards. The bathroom is larger than average and fitted with a three piece suite, with an electric shower over the bath.

To the rear is an enclosed yard with an attached store, providing useful outdoor storage space.

FEATURES

- Bay Fronted Terr. House with Forecourt
- Popular Res. Area - Handy for Amenities
- Generously Proportioned Living Space
- Req's Modernisation & Refurbishment
- Hall & Thro' Lounge & Living/Dining Rm
- Ftd Kitchen with a Built-in Oven & Hob
- 3 Bedrms - Built-in W'robes/Cupboards
- Larger than Average 3 Pc Bathroom
- Enc. Yard with Outbldg - Hardwood DG
- Great Potential to be a Lovely Family Home





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Entrance door and stairs to the first floor.

Through Lounge & Living/Dining Room

Lounge

9' 9" plus alcoves x 9' 8" plus bay (2.97m plus alcoves x 2.95m plus bay)
The lounge has a large double glazed bay window and a fireplace, fitted with a gas fire.

Living/Dining Room

13' 5" x 10' 4" plus alcove (4.09m x 3.15m plus alcove)
Stone fireplace, with a grate for a solid fuel fire, double glazed window, built-in storage cupboards and a wall light point.

Kitchen

11' 0" x 5' 7" plus recess (3.35m x 1.70m plus recess)
The kitchen has fitted units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a five ring gas hob, a window, tiled floor, under-stairs storage cupboard and an external door.

First Floor

Landing

Built-in storage cupboard.

Bedroom One

13' 9" x 8' 1" plus recess (4.19m x 2.46m plus recess)
A good sized double room, which has a built-in double wardrobe, with a storage cupboard above.

Bedroom Two

10' 0" x 8' 3" plus recess (3.05m x 2.51m plus recess)
This second double room has a double glazed window and built-in shelved cupboards, housing the hot and cold water tanks.

Bedroom Three

10' 7" x 5' 8" (3.23m x 1.73m)
A single room with a double glazed window.

Bathroom

10' 1" plus recess x 5' 6" (3.07m plus recess x 1.68m)
The larger than average bathroom is fitted with a three piece suite, comprising a bath, with an electric shower over, a pedestal wash hand basin and a w.c. It also has a gas wall heater and double glazed, frosted glass window.



Outside

Front

Gravel covered forecourt.

Rear

Enclosed yard, with an outbuilding store.

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.

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

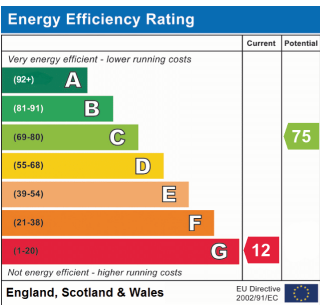
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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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.

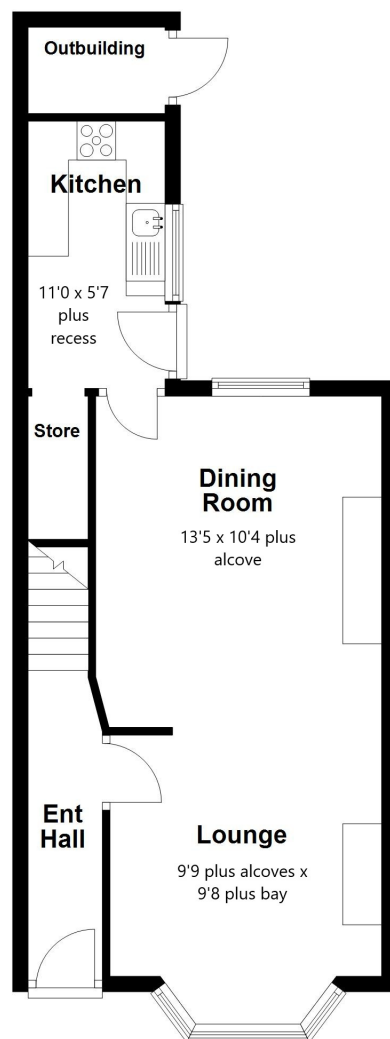
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FLOORPLAN

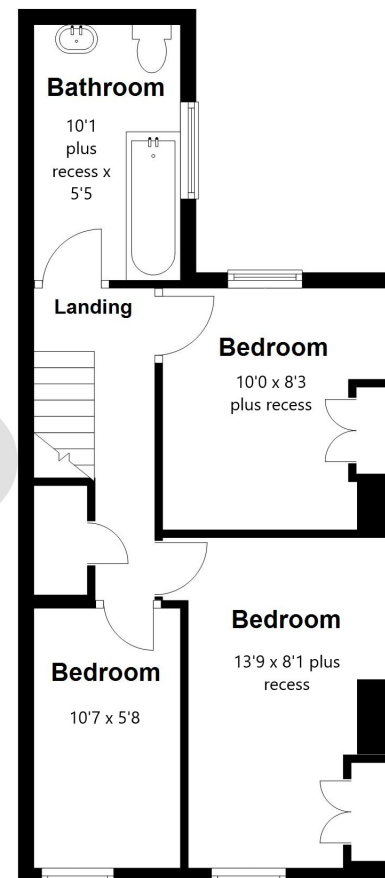
Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 82.7 sq. metres (889.7 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.

Plan produced using PlanUp.