

Offers Around £145,000 Freehold



**6 Riverside Terrace, Earby, Lancashire
BB18 6NP**



PROPERTY DESCRIPTION

Situated in a pleasant traffic free position, this deceptively spacious, attractively presented home enjoys a charming front garden finished with artificial grass, and a paved seating area overlooking Earby Beck. Conveniently located within walking distance of the town centre shops and local amenities, the property offers an excellent family home and would be a perfect starter home for first time buyers. Benefiting from pvc double glazing and gas central heating, early viewing is strongly recommended.

The accommodation briefly comprises a good-sized sitting room, featuring a fireplace with an electric fire, together with an open plan living/dining room and kitchen, perfectly suited to modern day living. The kitchen has been recently re-fitted with stylish shaker style units, wood effect laminate worktops and a built-in electric oven and hob.

To the first floor are two bedrooms, consisting of a spacious double and a single, along with a larger than average bathroom, fitted with a three-piece white suite with an electric shower over the bath. On the second floor is a fabulous attic bedroom, offering versatile and generous space, ideal as a primary bedroom or shared use.

Externally, to the rear is an enclosed yard with a substantial shed providing excellent storage.

FEATURES

- Appealing, Garden Fronted House
- Pleasant Traffic Free Location
- Walking Distance from Shops & Amenities
- Well Proportioned & Attractively Presented
- Sitting Rm with Fireplace & Electric Fire
- Open Living/Din Rm & Recently Ftd Kitchen
- 3 Bedrooms inc. Generous Attic Bedroom
- Large 3 Pc Bathrm with Shower Over Bath
- PVC DG & Gas CH – Paved Patio
- Early Viewing Rec – Ideal for FTB's





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC stable style entrance door, with a pvc double glazed, frosted glass window light above, opening into the sitting room.

Sitting Room

13' 9" into alcoves x 11' 5" (4.19m into alcoves x 3.48m)

This very pleasant and inviting room has a dark wood fireplace, with a marble insert and hearth, fitted with an electric fire, a large pvc double glazed window, which overlooks the garden, and a radiator.

Small Inner Hallway

Stairs leading to the first floor.

Open Plan Living/Dining Room & Kitchen

A particularly beneficial alteration to the property, these two rooms have been opened up to create more space in the kitchen.

Living/Dining Room

13' 0" x 12' 3" plus alcoves (3.96m x 3.73m plus alcoves)

This spacious room is laid with wood effect laminate flooring and has a pvc double glazed window, radiator and a useful under-stairs storage cupboard, which has electric power and light. Please note that there is a gas fire fitted in this room, but it has been disconnected and is not in working order.

Kitchen

8' 2" x 5' 8" plus recess (2.49m x 1.73m plus recess)

The tastefully refurbished kitchen is fitted with stylish wood fronted shaker style units, wood effect laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a flexible 'hose' style mixer tap. The floor is tiled and there is also a built-in electric oven, a gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine, a pvc double glazed window, downlights recessed into the ceiling, tiled floor and a pvc external door.

First Floor

Landing

Spindled balustrade and enclosed stairs to the second floor.

Bedroom One

13' 10" into alcoves x 11' 5" (4.22m into alcoves x 3.48m)

This good sized double room has a radiator and a pvc double glazed window.

Bedroom Two

9' 4" x 6' 6" (2.84m x 1.98m)

A nice sized single room, with a pvc double glazed window and a radiator.

Bathroom

10' 5" x 6' 6" into recesses (3.17m x 1.98m into recesses)

Larger than average, the bathroom and fitted with a modern three piece white suite, comprising a bath, with a mixer tap, an electric shower over, tiled splashback and a glazed shower screen. It also has a w.c., a pedestal wash hand basin, with a mixer tap and tiled splashback, a chrome finish radiator/heated towel rail, tile effect laminate flooring, a pvc double glazed, frosted glass window and a built-in storage cupboard, housing the gas combination central heating boiler.

Second Floor

Converted Loft Room

24' 0" into recesses with restricted headroom x 12' 3" less stairwell, plus recess (7.32m into recesses with restricted headroom x 3.73m less stairwell, plus recess)

An extremely advantageous addition to this appealing home, converted by the current owner in 2019, this fabulous room provides a really spacious double bedroom and/or bed sitting room and has a double glazed Velux window, incorporating a black out blind, a radiator and downlights recessed into the ceiling.

Outside

Front

Directly in front of this lovely abode is an enclosed garden, which has been laid with artificial grass and has a stone flagged path. Straight across from this, on the other side of the communal footpath which extends along the front of all the houses in the row, is a porcelain flagged patio area, providing a charming space to sit out in the warmer months and relax by the beck running next to it.

Rear

Pleasant, enclosed, flagged yard, which has an external electric light and power points, a cold water tap and a sizeable storage shed.

Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. Go past the Station Hotel and the terraced houses on the right, then immediately before the first parade of shops on the right, turn right by Jade Palace into George Street, continue straight ahead at the junction with Cowgill Street and Brook Street, right to the end of George Street and Riverside Terrace is on the right. Please note there is only vehicular access to the rear of the houses on Riverside Terrace.

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

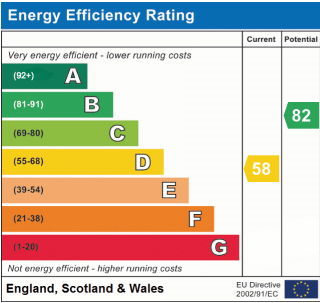
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

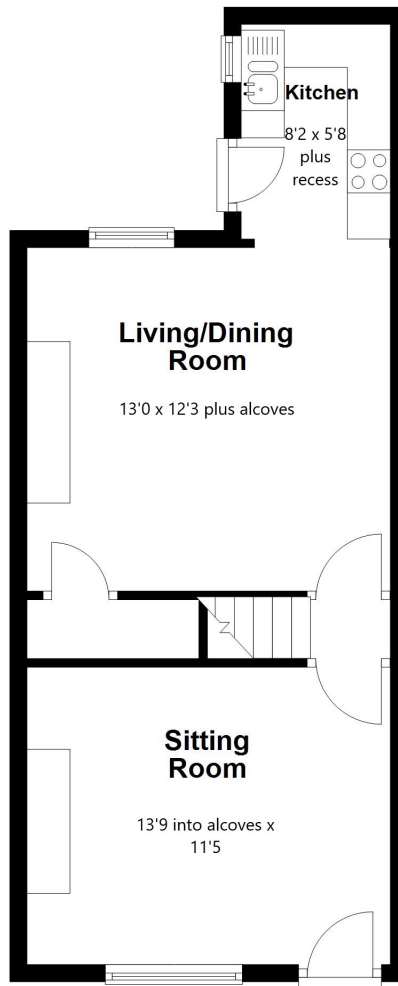
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FLOORPLAN

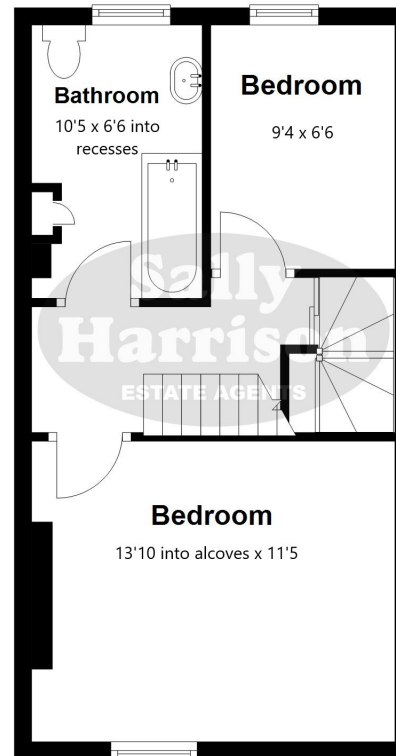
Ground Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



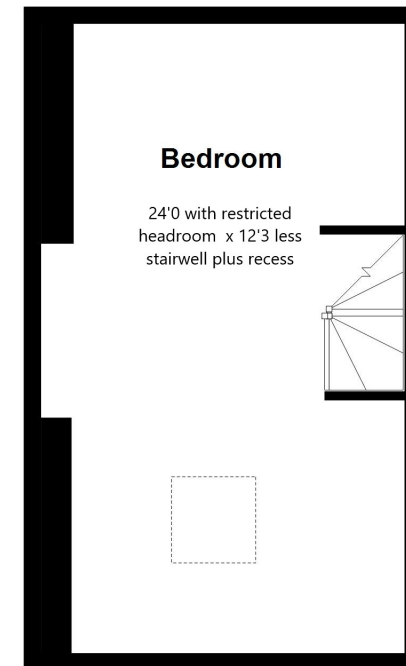
First Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



Second Floor

Approx. 30.8 sq. metres (331.9 sq. feet)



Total area: approx. 105.6 sq. metres (1136.4 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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