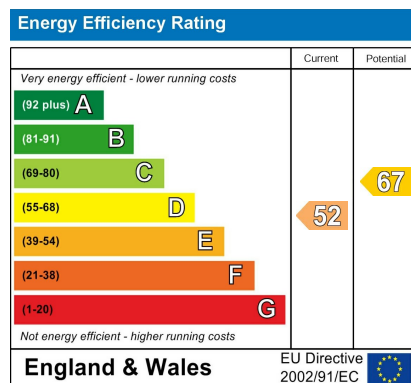


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Colne Road, Earby, BB18 6XL

Offers Over £129,950

AN ENVIABLE FIRST TIME HOME

Having been presented and maintained beautifully throughout with spacious rooms, no chain delay and an abundance of indoor space, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Earby. With added loft conversion, cellar and neutral decor throughout, this property is the perfect home for any first time buyer or small family not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Barnoldswick, Skipton and Colne.

The property comprises briefly; a welcoming and spacious reception room leads on to an inner hallway which guides you through to a second reception room and staircase to the first floor. The second reception room leads on to a kitchen and staircase down to the cellar. The kitchen leads on to a utility room. The first floor comprises of doors on to two bedrooms, bathroom and staircase to the attic conversion. Externally there is an enclosed yard to the rear and garden to the front.

For further information or to arrange a viewing please contact our Pendle branch at your earliest convenience.

Colne Road, Earby, BB18 6XL

Offers Over £129,950

 2  1  2  E

- Tenure Freehold
 - On Street Parking
 - Three Piece Bathroom Suite
 - Close Proximity To Amenities
- Council Tax Band A
 - Two Bedroom Mid Terraced Property
 - Fitted Kitchen
- EPC Rating E
 - No Chain Delay
 - Ideal Home for Small Family

Ground Floor

Entrance

Via a UPVC double glazed front door to reception room one.

Reception Room One

14'11 x 11'9 (4.55m x 3.58m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, coving, television point and door to inner hall.

Inner Hall

4'2 x 3'1 (1.27m x 0.94m)

Door to reception room two and stairs to first floor.

Reception Room Two

14'11 x 13'11 (4.55m x 4.24m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner with slate hearth, coving, ceiling rose, integrated alcove storage and shelving, open to kitchen and door to stairs to cellar.

Kitchen

10' x 7'9 (3.05m x 2.36m)

UPVC double glazed window, two Velux windows, central heating radiator, range of white panelled wall and base units, granite effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer, dish washer and boiler, wood effect floor and hard wood single glazed door to rear porch/utility room.

Rear Porch/Utility Room

10'2 x 5'5 (3.10m x 1.65m)

Electric heater, polycarbonate roof, feature wall light, integrated shelving, stone tiled floor and hard wood door to rear.

Lower Ground Floor

Cellar

15'3 x 14'11 (4.65m x 4.55m)

UPVC double glazed frosted window, power and lighting.

First Floor

Landing

14'11 x 6'2 (4.55m x 1.88m)

Smoke alarm, doors to two bedrooms, bathroom and door to stairs to attic.

Bedroom One

14'11 x 12' (4.55m x 3.66m)

Two UPVC double glazed windows, central heating radiator, coving, ceiling rose and fitted wardrobe.

Bedroom Two

10'7 x 7'4 (3.23m x 2.24m)

UPVC double glazed window, central heating radiator, coving and ceiling rose.

