



Aspen Grove, Earby, BB18 6LS

Offers Over £279,950

AN EXCEPTIONAL DETACHED FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space, stylish interiors and open plan living space, this outstanding three double bedroom detached property is being proudly welcomed to the market in the desirable location of Earby on a popular estate. Not being overlooked, this property offers modern fixtures and fittings, integral garage, double driveway and two bathrooms and is truly the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Colne, Barnoldswick, Skipton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads openly on to a dining room and through to the kitchen and integral garage. The dining room provides access on to a conservatory whilst the kitchen leads on to a utility room and WC. The first floor comprises of doors on to three double bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding, mature shrubs and storage shed. To the front there is a garden with Indian stone paved garden with stone chip and mature shrubs, double driveway and access on to the garage.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**3**

**2**

**2**

**C**

- Detached Property
 - Contemporary Fitted Kitchen And Separate Utility Room
 - Off Road Parking And Garage
 - EPC Rating: C
- Three Double Bedrooms
 - Two Bathrooms
 - Tenure: Leasehold
- Two Reception Rooms
 - Enclosed Rear Garden
 - Council Tax Band: C

Ground Floor

Hall

4'4 x 4'2 (1.32m x 1.27m)
Composite double glazed entrance door, central heating radiator, coving, smoke alarm, stairs to first floor and door to reception room.

Reception Room One

16'1 x 15'4 (4.90m x 4.67m)
UPVC double glazed box window, two central heating radiators, coving, electric living flame fire, TV point, under stairs storage, wood effect laminate floor, open access to reception room two and doors to kitchen and garage.

Reception Room Two

8'11 x 8' (2.72m x 2.44m)
Central heating radiator, coving, pendant lighting, wood effect laminate floor and UPVC double glazed French doors to conservatory.

Conservatory

14'4 x 10'3 (4.37m x 3.12m)
UPVC double glazed windows, under floor heating, polycarbonate roof, wood effect laminate floor and UPVC double glazed French doors to rear.

Kitchen

10'8 x 8'10 (3.25m x 2.69m)
UPVC double glazed window, central heating radiator, spotlights, wall and base units, granite effect worktops, tiled splash back, one and half bowl composite sink with draining board and high spout mixer tap, integrated electric double oven and combination microwave in high rise unit, space for under counter fridge, plumbing for dishwasher, breakfast bar, under unit lighting, wood effect laminate floor and door to utility room.

Utility Room

5'6 x 4'11 (1.68m x 1.50m)
Granite effect worktops, plumbing for washing machine, space for dryer, Halstead boiler, extractor fan, wood effect laminate floor, door to WC and composite double glazed door to side.

WC

4'11 x 2'11 (1.50m x 0.89m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with traditional taps and wood effect laminate floor.

Garage

16'11 x 8'4 (5.16m x 2.54m)
Up and over door, power, lighting and integrated shelving.

First Floor

Landing

11'9 x 5'8 (3.58m x 1.73m)
Central heating radiator, loft access, smoke alarm, storage cupboard and doors to three bedrooms and bathroom.

Bedroom One

11'6 x 11'1 (3.51m x 3.38m)
UPVC double glazed window, central heating radiator, fitted wardrobes, TV point and door to en suite.

En Suite

6' x 5'6 (1.83m x 1.68m)
UPVC double glazed frosted window central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head in single enclosure, extractor fan, tiled elevation and tiled floor.

Bedroom Two

12'1 x 11'2 (3.68m x 3.40m)
UPVC double glazed window, central heating radiator, fitted wardrobes and TV point.

Bedroom Three

13'11 x 9'8 (4.24m x 2.95m)
UPVC double glazed window, central heating radiator, fitted wardrobes and TV point.

Bathroom

6'7 x 5'7 (2.01m x 1.70m)
UPVC double glazed frosted window, central heated towel rail, duel flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, extractor fan, tiled elevation and tiled floor.

External

Front

Indian stone paving, stone chips, mature shrubs and double driveway.

Rear

Laid to lawn garden, Indian stone paving, bedding areas, slate chippings, mature shrubs and storage shed.



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