



4 Alder Hill Street

Earby | BB18 6QZ

Offers Around £114,500

Spacious garden fronted terraced property with accommodation over three floors situated in a popular residential area within easy reach of the shops and amenities of Earby, yet situated on a quiet road close to open countryside. This appealing family home has been renovated to a very high standard and has many attractive features. The property briefly comprises an entrance vestibule, hallway, lounge with bay window and original feature fireplace, dining/living room with breakfast bar and opening through to the extended kitchen with range of fitted units and integrated oven and hob (approval has been obtained to remove the wall if required, between the dining room and the kitchen). To the first floor there are two double bedrooms plus a fully tiled three piece house bathroom and further attic/third bedroom on the second floor. uPVC double glazing throughout, gas central heating. High quality wood flooring in both reception rooms. Garden forecourt to the front of the property and an enclosed rear yard.



OVERVIEW

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uPVC double glazed frosted glass entrance door to:-

GROUND FLOOR

Entrance Vestibule

Attractive oak flooring and part glazed door giving access to the open plan hallway.

Hallway

Again fitted with the high quality oak flooring extending into the living/dining room with an impressive open staircase to the first floor. Radiator.

Lounge 16'9" into bay x 13'8" into alcoves (5.11m into bay x 4.19m into alcoves)

The spacious lounge has many impressive features including an electric stove fitted in a brick recess with original fire surround, uPVC bay double glazed window, lovely oak flooring, radiator and a television point.

Living/Dining Room 13'11" x 10'8" (4.24m x 3.25m)

This second reception room, currently being used as a dining room has a breakfast bar with opening through to the kitchen, oak flooring, under-stairs built-in cupboard with shelving and a radiator. Half glazed door to the kitchen and open plan to the hallway.

Extended Kitchen (L-shaped) 8'9" x 6'5" plus 7'7" x 5'3" plus recesses (2.67m x 1.96m plus 2.31m x 1.60m plus recesses)

Extended L-shaped kitchen fitted with a range of cream base and wall units with oak finish laminate worktops and co-ordinating tiled splash-backs. Indesit electric built-in oven with Beko ceramic hob and stainless steel extractor over. Stainless steel sink with mixer tap, plumbing for an automatic washing machine, space for a fridge freezer and tumble drier. Wall mounted Baxi gas condensing combination boiler, radiator, halogen down-lights recessed into the ceiling, uPVC double glazed window and uPVC double glazed, frosted glass, external door.

FIRST FLOOR

Stairs/Landing

Spindled balustrade and banister rail, fitted carpet, uPVC double glazed window at the top of the stairs. Doors accessing both bedrooms, bathroom and stairs to the second floor.

Bedroom One 13'4" x 11'7" (4.06m x 3.53m)

Situated at the front of the property with a uPVC double glazed window, radiator and fitted carpet.

Bedroom Two 11'7" x 10'3" (3.53m x 3.12m)

Another double bedroom with a uPVC double glazed window, radiator, fitted carpet and built-in storage cupboards to both alcoves.

Bathroom 9'8 plus recess x 5'7" (2.95m plus recess x 1.70m)

Modern bathroom fitted with a three piece white suite comprising a bath with shower over and shower screen, pedestal wash hand basin with mirror over and a low level w.c. uPVC double glazed frosted glass window, radiator, fully tiled walls and tiled flooring, halogen down-lights recessed into the ceiling and an extractor.

SECOND FLOOR

Attic/Bedroom Three (restricted height in places) 16'6" x 16'2" plus recess (5.05m x 4.95m plus recess)

Spacious attic/third bedroom with a double glazed Velux window and fitted blind, fitted carpet and a radiator.

EXTERNAL

Enclosed private paved yard. External light.

Council Tax

Band A

Viewing

By appointment through our office.

Agents Note

Whilst Pad-4-Sale have viewed and walked the boundaries, we have not carried out a detailed measurement survey of the land and therefore any necessary checks should be carried out by the purchasers' professional advisers prior to exchange of contracts.

Fixtures and Fittings

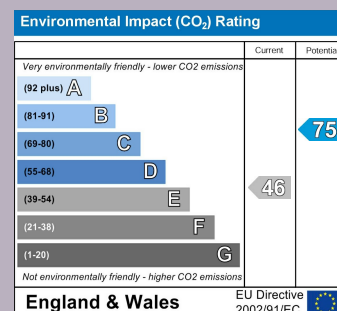
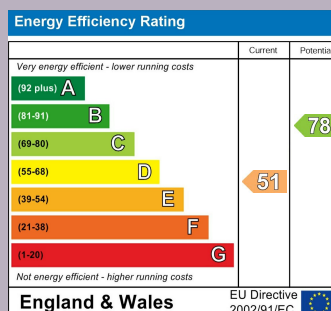
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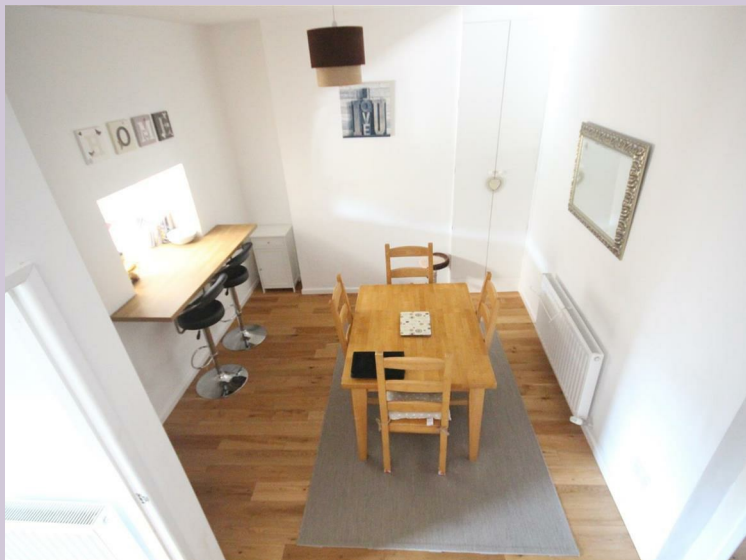
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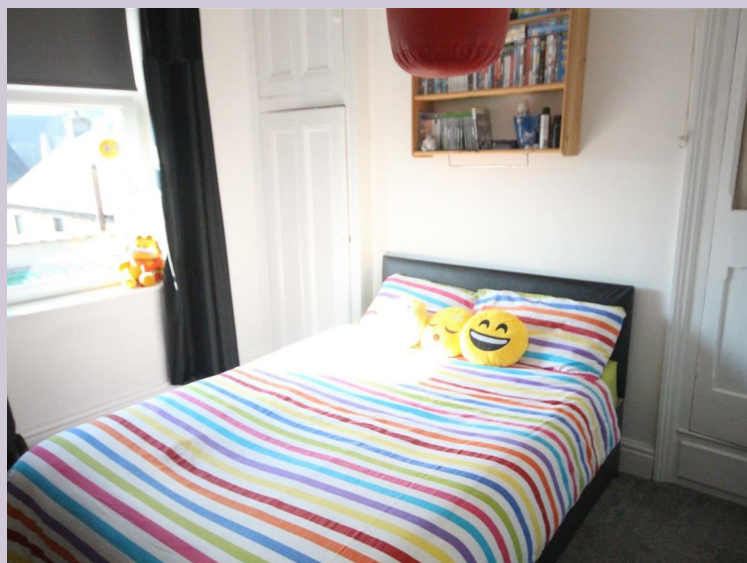
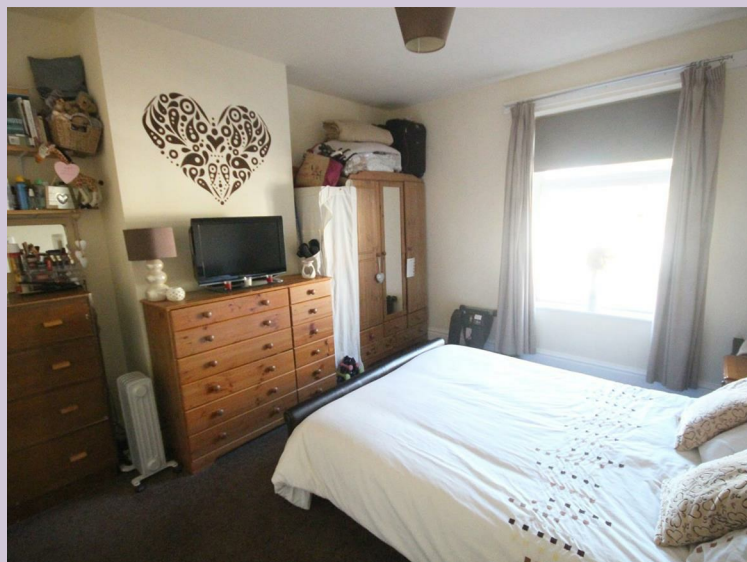
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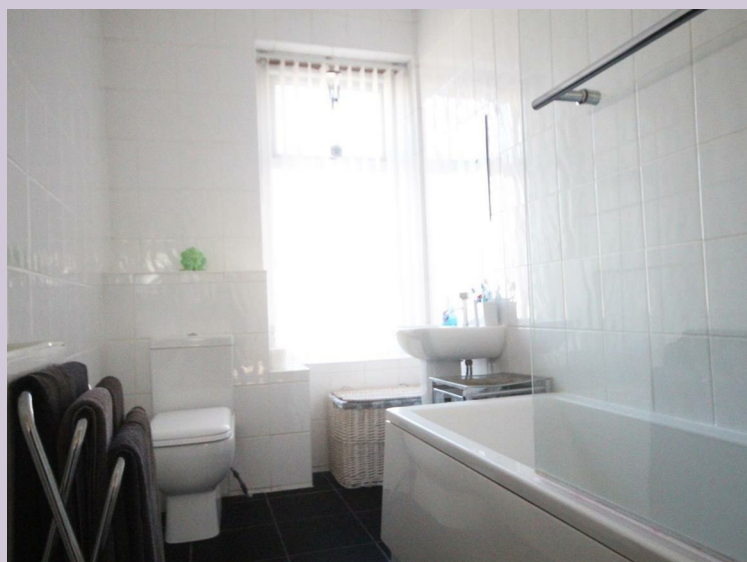
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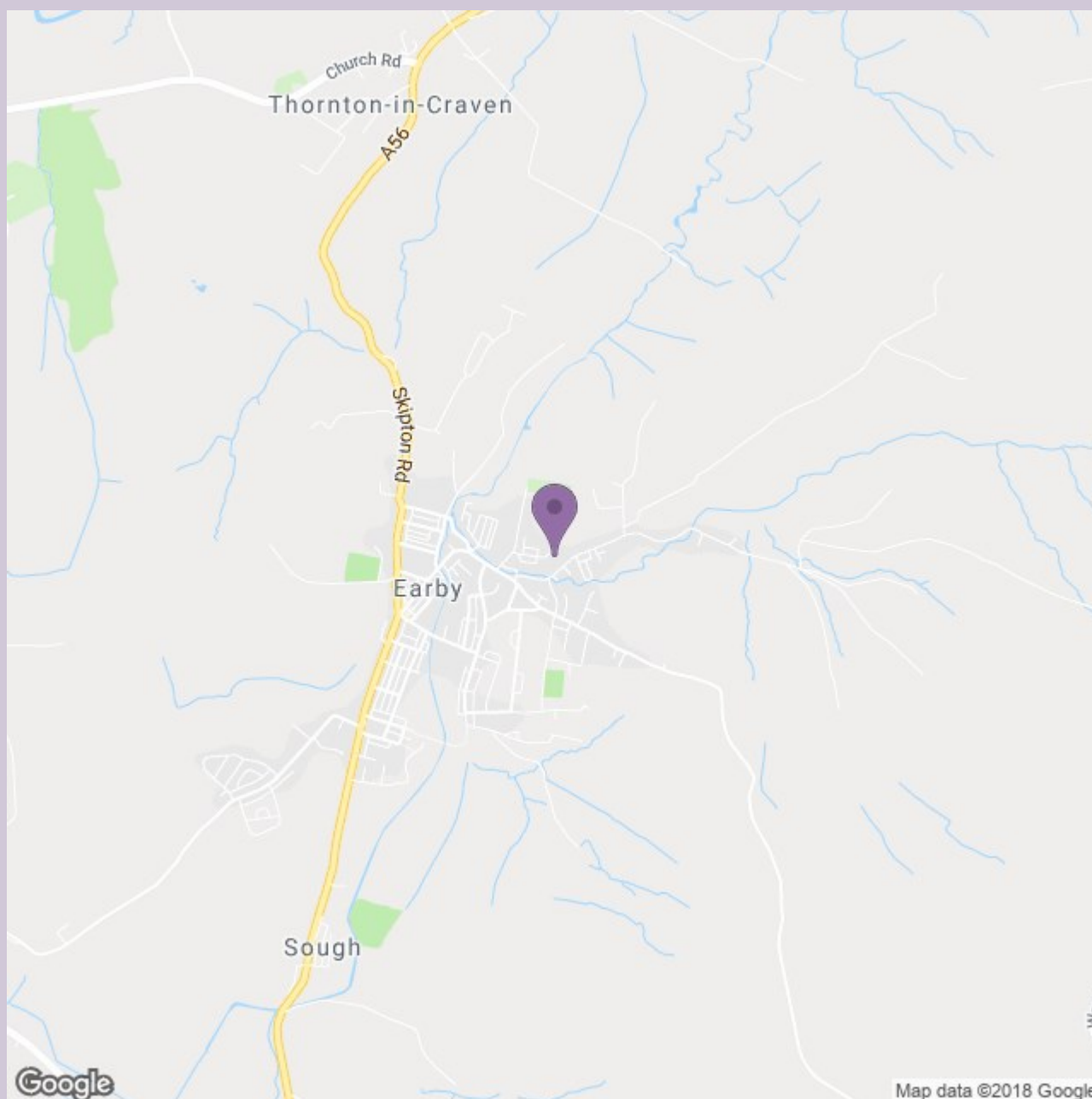


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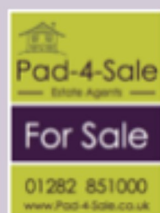








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