



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		78	
(69-80) C			
(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	

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Aspen Grove, Earby, BB18 6LS

Offers Over £240,000

THE PERFECT FAMILY HOME

Welcome to this charming semi-detached house located in the picturesque Aspen Grove, Earby, Barnoldswick. This property boasts a warm and inviting atmosphere with its neutrally finished interior, making it the perfect canvas for you to add your personal touch.

As you step inside, you'll be greeted by a cosy reception room, ideal for relaxing with family and friends. With three bedrooms, there's plenty of space for a small family to grow and thrive. The two bathrooms ensure convenience and comfort for all residents.

Situated in a family-friendly neighbourhood, this home is conveniently located near local schools and amenities, making daily errands a breeze. The low maintenance garden provides a tranquil outdoor space for you to enjoy without the hassle of extensive upkeep.

No need to worry about parking, as this property offers off-road parking, ensuring your vehicle is safe and secure.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and envision the life you could create in this wonderful property in Aspen Grove.

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Aspen Grove, Earby, BB18 6LS

Offers Over £240,000



- Tenure Leasehold
- Off Road Parking
- Contemporary Fitted Kitchen And Dining Area
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Spacious Three Bedroom Semi Detached Property
- Ideal Family Home
- EPC Rating C
- Envious Views
- Enclosed Rear Garden

Ground Floor

Entrance

Hard wood door to porch.

Porch

6'8 x 4'5 (2.03m x 1.35m)

Central heating radiator, wood effect flooring, doors to WC and reception room one.

WC

5'3 x 2'10 (1.60m x 0.86m)

Central heating radiator, dual flush WC, pedestal wash basin, wood effect flooring and extractor fan.

Reception Room One

16'7 x 15'1 (5.05m x 4.60m)

UPVC double glazed window, central heating radiator, coving, electric fire with decorative surround, television point, stairs to first floor, doors to under stairs storage and kitchen.

Kitchen

14'11 x 8'11 (4.55m x 2.72m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven with a four ring gas hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, enclosed boiler, tiled effect flooring, and French doors to reception room two.

Reception Room Two

10'9 x 8'4 (3.28m x 2.54m)

UPVC double glazed window, central heating radiator, spotlights, tiled effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, smoke alarm, doors to three bedrooms, bathroom and linen closet.

Bedroom One

10'3 x 10'1 (3.12m x 3.07m)

UPVC double glazed window, central heating radiator, door to en suite and fitted wardrobes.

En Suite

7'6 x 4'7 (2.29m x 1.40m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, part tiled elevation and vinyl flooring.

Bedroom Two

9' x 8'8 (2.74m x 2.64m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'1 x 6' (2.77m x 1.83m)

UPVC double glazed window and central heating radiator.

Bathroom

6'3 x 5'7 (1.91m x 1.70m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, part tiled elevation, extractor fan and wood effect flooring.

External

Front

Gravel chippings and driveway for off road parking for numerous vehicles parked in tandem.

Rear

Laid to lawn garden with gravel chippings and paving.

