



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	84
<b>England &amp; Wales</b>	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.

## Victoria Mews, Earby, BB18 6QU

### £199,950

#### AN EXCEPTIONAL FAMILY HOME

Offering spacious rooms, modern fixtures and fittings and stylish decoration, this enviable four bedroom end terraced property is being proudly welcomed to the market in the desirable location of Earby. With added garage, two bathrooms and garden space to the front and the rear, this enviable property is 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 Barnoldswick, Colne, Skipton and major motorway links. With off road parking, open plan living and kitchen space and having been presented and maintained beautifully throughout, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan kitchen diner, WC and houses a staircase to the first floor. The reception room also leads openly on to the kitchen. The first floor comprises of doors on to three generously sized bedrooms, family bathroom and houses a staircase to the second floor. The second floor benefits from an en suite shower room. Externally there is an enclosed garden to the rear with Indian stone paving and decking areas, with access on to a detached garage and off road parking. To the front there is a garden with paving and bedding and additional land.

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



# Victoria Mews, Earby, BB18 6QU

## £199,950

**4****2****1****C**

- Tenure Freehold
  - Off Road Parking
  - Contemporary Fitted Kitchen
  - Easy Access To Major Network Links
- Council Tax Band C
  - Viewing Essential
  - Ample Rear Garden Space
- EPC Rating C
  - Abundance Of Space
  - Close Proximity To Local Amenities

### Ground Floor

#### Entrance

Composite double glazed frosted door to hallway.

#### Hallway

18' x 6'4 (5.49m x 1.93m)

Central heating radiator, doors to WC, reception room, kitchen/dining area and under stairs storage, stairs to first floor.

#### WC

6'3 x 2'9 (1.91m x 0.84m)

Central heating radiator, dual flush WC, pedestal wash basin, extractor fan, access to electric meter and wood effect lino flooring.

#### Reception Room

14'1 x 9'7 (4.29m x 2.92m)

Wood double glazed window, central heating radiator, television point and open access to kitchen/dining area.

#### Kitchen/Dining Area

16'2 x 13'1 (4.93m x 3.99m)

Spotlights, two UPVC double glazed windows, central heating radiator, range of wood panel wall and base units, wood effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven, four ring gas hob, extractor hood, integrated fridge freezer, plumbed for washing machine and dishwasher, Baxi boiler, under unit lighting, tiled effect lino flooring and UPVC double glazed door to rear.

### First Floor

#### Landing

11'3 x 6'3 (3.43m x 1.91m)

Smoke alarm, central heating radiator, doors to three bedrooms, bathroom and stairs to second floor.

#### Bedroom Two

14'2 x 9'7 (4.32m x 2.92m)

Two hard wood double glazed windows and central heating radiator.

#### Bedroom Three

13'1 x 9'7 (3.99m x 2.92m)

UPVC double glazed window and central heating radiator.

#### Bedroom Four

10' x 6'4 (3.05m x 1.93m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'4 x 6'3 (1.93m x 1.91m)

Hard wood frosted double glazed window, dual flush WC, central heating radiator, pedestal wash basin, panel bath with electric feed shower, tiled elevation, extractor fan and tiled effect lino flooring.

### Second Floor

### Landing

6'4 x 2'1 (1.93m x 0.64m)

Door to bedroom one.

### Bedroom One

19' x 9'8 (5.79m x 2.95m)

Two Velux windows, central heating radiator, television point, storage and door to en suite.

### En Suite

6'5 x 5'10 (1.96m x 1.78m)

Central heating radiator, tiled elevation, electric feed shower enclosure, pedestal wash basin, dual flush WC, tiled effect lino flooring and extractor fan.

### External

#### Rear

Enclosed garden with Indian stone paving, decking and access to a detached garage for off road parking.

#### Front

Garden, paving, bedding areas and additional land.



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