



BRITISH  
PROPERTY  
AWARDS  
2023  
★★★★★  
SILVER WINNER  
ESTATE AGENT  
IN NORTH WEST  
(LANCASHIRE)



BRITISH  
PROPERTY  
AWARDS  
2023  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN BURNLEY

**FARDELLA  
& BELL**



**14 Cemetery Road, Earby**

In Excess of **£215,000**



## 14 Cemetery Road

Earby, Barnoldswick

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 3D Tour Available
- Additional Annex
- Three Bedrooms
- Two Reception Rooms
- Large Rear Garden
- Council Tax Band A
- Freehold
- Tik Tok Tour



### Reception one

Exposed beams, fitted carpet, radiator, uPVC double glazed window, composite front door, picture rail, ceiling light point, TV point and feature fireplace with stone hearth.

### Reception room two

Laminate flooring, picture rail, ceiling light point, understairs storage, multi fuel stove, TV point, exposed beams, radiator, brick hearth and tiled surround.

### Kitchen

Tiled flooring, a mix of wall and base units, ceiling light point, partially tiled walls, sink with drainer and chrome mixer tap, fridge / freezer point, dishwasher point, overhead extractor point, freestanding electric oven, electrical points for worktop appliances, Velux window and uPVC double glazed window.

### Landing

Ceiling light point, fitted carpet, open balustrade staircase and smoke alarm.

### Bedroom one

Fitted carpet, radiator, wood wall panelling, two ceiling light points, fitted wardrobe storage, TV point and two uPVC double glazed windows.

### En-suite

Tiled flooring, shower enclosure with chrome mains fed shower, extractor point, pedestal sink with chrome tap, push button WC, towel rail and ceiling light point.

### Bedroom two

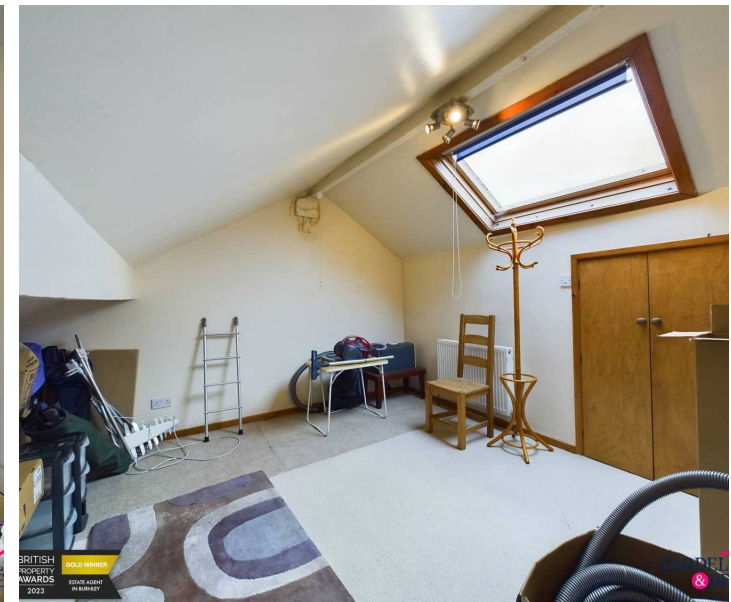
uPVC double glazed window, fitted carpet, radiator, understairs storage, ceiling light point and exposed beams.

### Bedroom three

Exposed beams, radiator, uPVC double glazed window and ceiling light point.

### Bathroom

Cupboard housing the boiler, Frosted uPVC double glazed window, panelled bath with chrome mains fed shower.



### **Bedroom three**

Exposed beams, radiator, uPVC double glazed window and ceiling light point.

### **Bathroom**

Cupboard housing the boiler, Frosted uPVC double glazed window, panelled bath with chrome mains fed shower, tiled walls, vanity unit with sink and chrome mixer tap.

### **Attic**

To the second floor the attic room, with velux window, fitted carpet, central heating radiator and under eaves storage.

### **Connected annex**

Front room - Two ceiling light points, uPVC double glazed window, uPVC front door, vinyl flooring, radiator and electrical sockets. Stone walls, uPVC double glazed patio doors to the rear garden, electrical sockets, two uPVC double glazed windows, radiator and four ceiling light points.

### **Consumer Protection Regs**

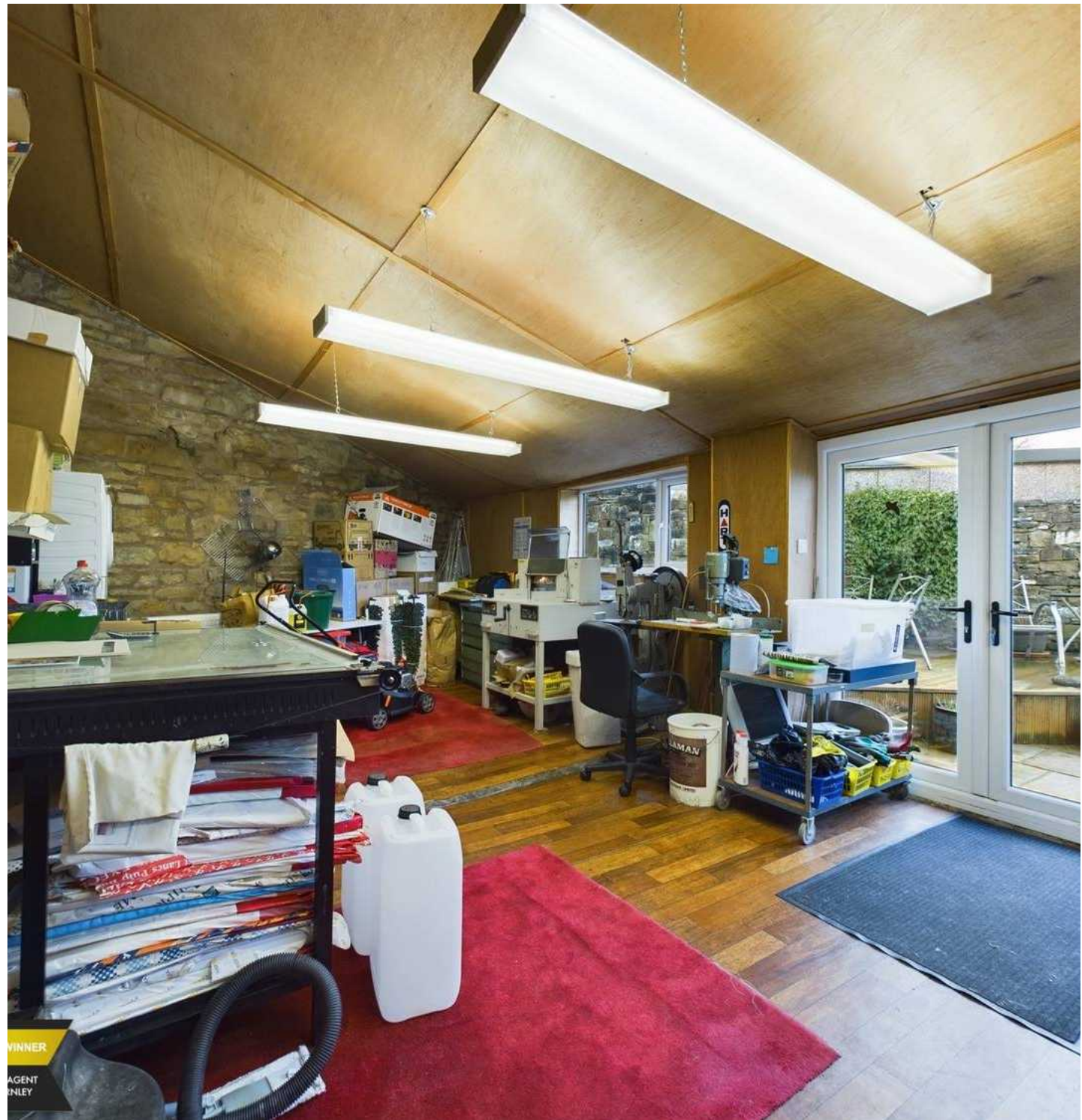
To comply with Consumer Protection Regulations we have been advised by our vendors on the following information: The tenure of this property is 'Freehold' and the Council Tax Band is 'A' Parking - On Street Rights and easements - Unknown by vendor Restrictions - Unknown by vendor. Building safety - No visible risks. Accessibility/Adaptations - None Utility supply - Mains gas, electric and water. Coastal erosion risk - None Planning permission - converted back to full residential use July 2024 (certificate can be provided for clarity) Flood Risk - Low Coalfield or mining area - Unknown by vendor

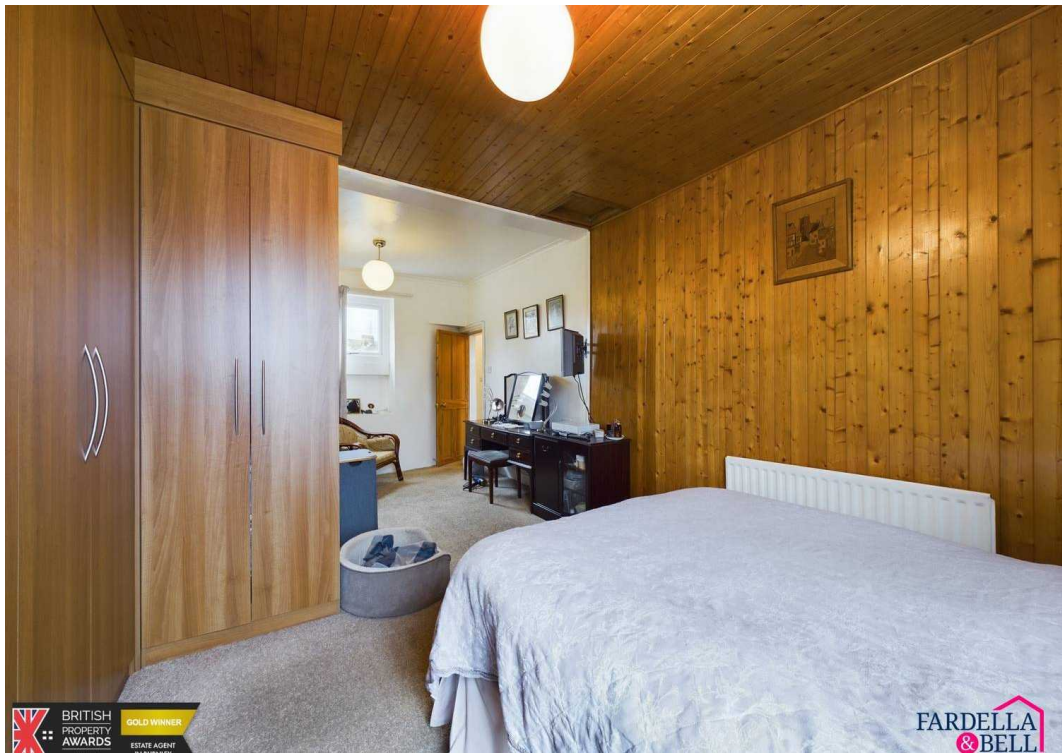
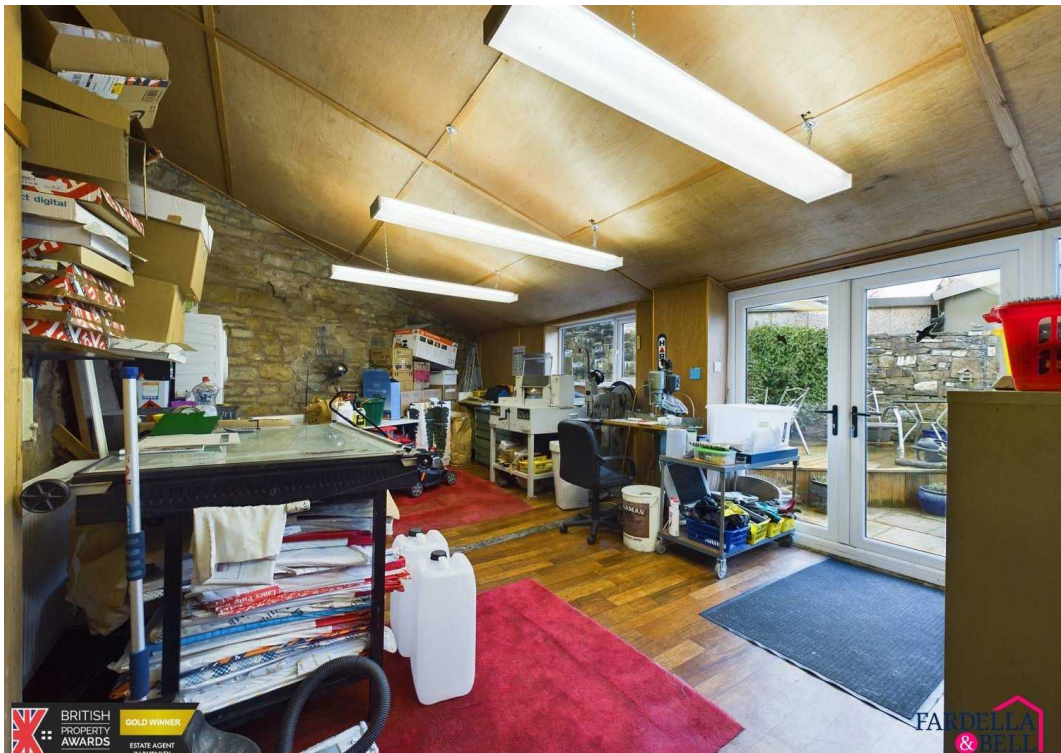
### **Disclaimer**

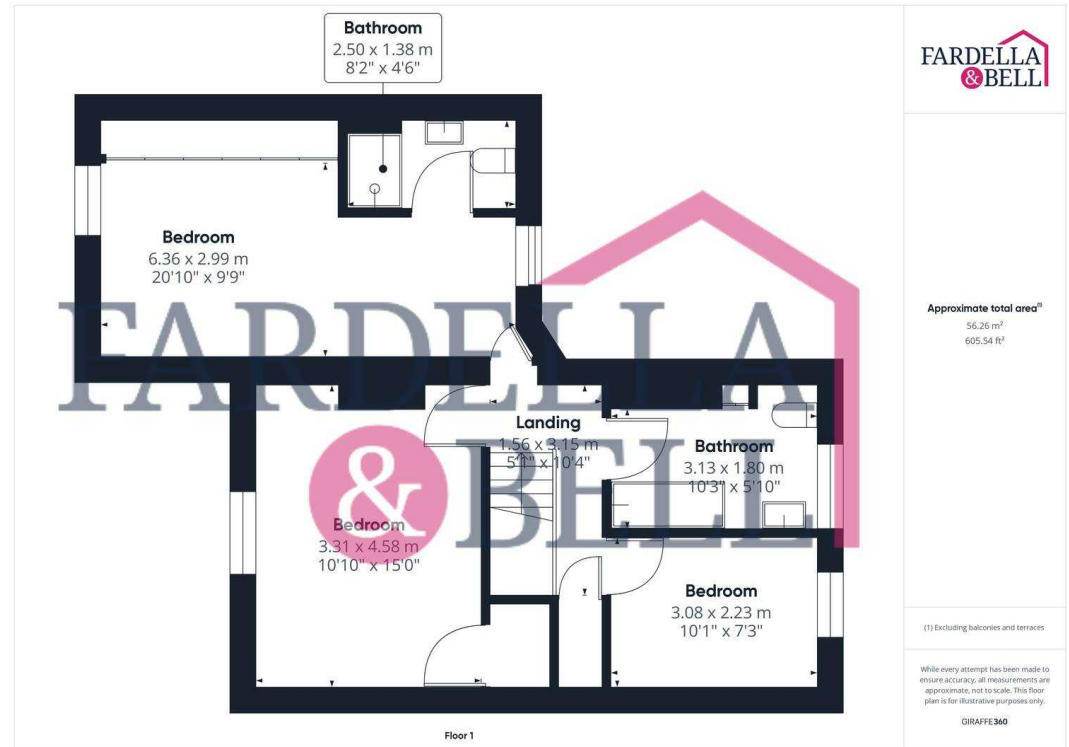
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## GARDEN

Front - Wall boundaries and raised flower beds Rear - Raised decking seating area, pond, wall boundaries, Indian stone paving, raised flower beds, shed, wood store and secure wooden gates.

## ON STREET





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