



RUSHTON AVENUE, EARBY, BB18 6PQ



SECLUDED QUIET POSITION / ATTRACTIVE TERRACE ROW / OVER THREE FLOORS / PRIVATE DRIVEWAY, GARAGE & GARDEN TO REAR / Occupying a secluded position within an attractive terrace of forecourt fronted property, close to the heart of Earby and affording accommodation over three floors with private driveway, garage and mature garden to the rear.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



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Occupying a secluded position within this attractive terrace of forecourt-fronted property. Well placed within close proximity of Earby Springfield Primary School and within walking distance of all the amenities of Earby centre, with regular bus routes throughout the surrounding area. Only a short distance from nearby parkland and the surrounding countryside.

An opportunity to acquire this bay-fronted mid-terrace affording accommodation over three floors and which will appeal to a variety of purchasers. The property benefits from the usual modern comforts installed throughout attractive reception spaces and three bedrooms over the first and second floor attic. An enclosed rear yard with separate utility store and a driveway, garage and private garden beyond across the rear are further features. An early appointment to view is highly recommended.

BRIEFLY COMPRISING:- OPEN PORCH, ENTRANCE VESTIBULE, TWO RECEPTION ROOMS, KITCHEN, SEPARATE UTILITY STORE, TWO BEDROOMS TO THE FIRST FLOOR, BATHROOM, FURTHER THIRD BEDROOM TO ATTIC, NEAT FORECOURT, ENCLOSED REAR YARD, BLOCK-PAVED DRIVEWAY TO DETACHED GARAGE, PRIVATE LAWNED GARDEN BEYOND TO THE REAR.

The Accommodation Afforded is as follows:-

Open Porch

UPVC Entrance Door

Having twin frosted double glazed centre panels and frosted double glazed panel over, opening into:-

Entrance Vestibule

3'09" x 3'04" Twin glazed panelled door opening into:-



Reception Hallway

11'08" x 3'04" Stairs ascending to the first floor level, coved ceiling, radiator. Gloss panelled doors leading from the hallway and opening into:-



Reception Room One

10'06" x 12'06" into chimney breast recess. Feature fireplace, cupboards and display shelves to recess, picture rail, radiator. UPVC framed double glazed bay window to the front elevation.



Reception Room Two

12'09" x 14'03" into chimney breast recess. Polished wood fireplace with cast iron multi-fuel stove sat onto stone hearth, inbuilt storage cupboards to recess, laminate wood floor, understairs storage cupboard, radiator. UPVC framed double glazed window to the rear elevation. Access to:-





Kitchen

8'10" x 6'10" 1 1/2 bowl ceramic sink unit and drainer with cupboards under, matching range of wall and base units, coordinating worktops and part-tiled walls, space for slot in cooker with gas cooker point, stainless steel extractor canopy, space for tall fridge freezer, laminate wood floor, plumbing for washing machine. UPVC framed double glazed window and UPVC door with open double glazed centre panel leading into an enclosed rear yard.

Utility Store

9'08" x 5'01" Fitted worktop, plumbing for washing machine, space for fridge freezer, power and lighting installed.

First Floor Landing

5'07" x 8'07" Return wood spindle balustrade. Gloss-panelled doors from the landing and opening into:-



Bedroom One

12'07" x 14'05" into chimney breast recess. Two UPVC framed double glazed windows affording an open outlook to the front elevation, radiator.

Bedroom Two

10'0" x 8'07" Fitted cupboards, radiator. UPVC framed double glazed window to the rear elevation.



Bathroom

9'10" x 5'05" Three piece white suite incorporating pedestal wash basin, low-level WC and free-standing roll-top bath with shower fittings over, half tiled walls, radiator. UPVC framed frosted double glazed window.



Bedroom Three

13'09" x 14'04" Return balustrade, inbuilt wardrobes with sliding mirror fronted doors, eaves recesses, radiator. Sealed unit double glazed Velux-style window, glazed shower cubicle with chrome mixer shower fittings and tiled area over.



Outside

Neat forecourt with dwarf stone walling. Attractive enclosed yard to the rear with timber pergola and wrought iron gate leading across the back street to a private block-paved driveway leading to a detached garage [20'11" x 8'06"] having up-and-over door, lighting installed. Gated access to the side with gravelled walkway emerging into a fabulous secluded mature garden laid to lawn with an abundance of trees and shrubs, screened by timber perimeter fencing.



Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : A

Approximate Square Footage : 1,072 SqFt / 99.6 SqM

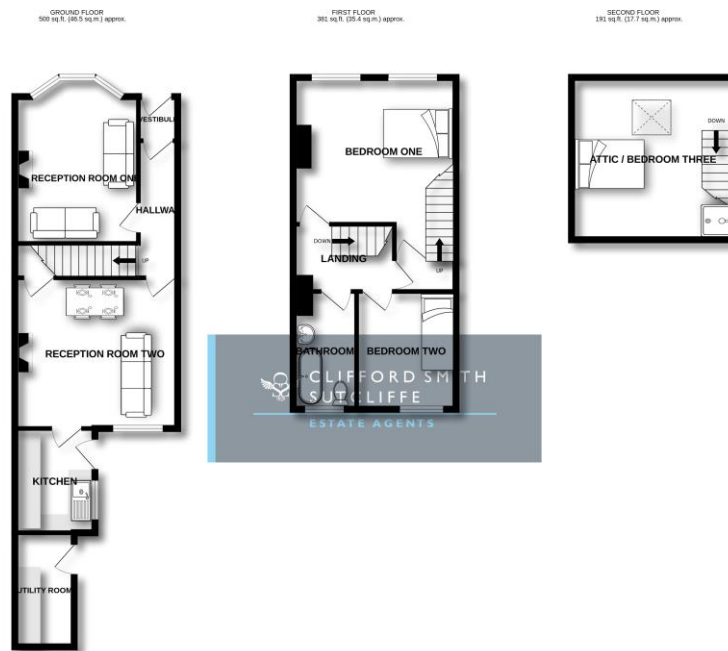
Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.





TWO / THREE BEDROOM MID BAY TERRACE
TOTAL FLOOR AREA: 1072 sq ft (99.6 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
March 2018 (M2018)

