



Hilton &
Horsfall

BB18 6PQ

Green End Barn, Rushton Avenue, Earby Offers In The Region Of £324,950

- Characterful Property
- Superb Family Home
- Three Storey
- Off Road Parking
- Enclosed Garden

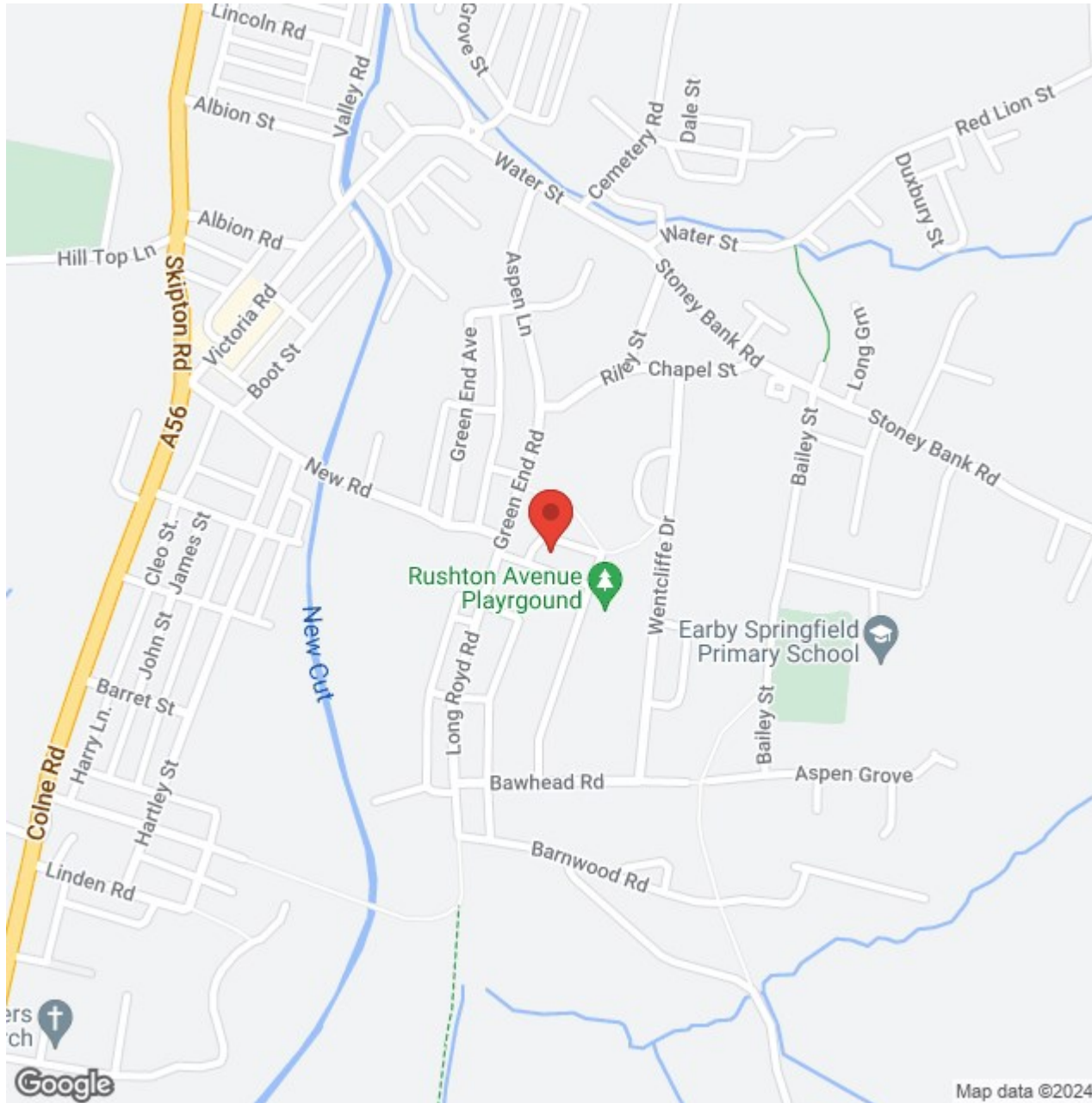
Nestled in the serene locale of Earby, this stunning three-story property on Rushton Avenue offers fantastic living space in an enviable location. The property incorporates three well-appointed bedrooms, complemented with two bathrooms. The ground floor accommodates two spacious reception rooms, a convenient WC, and a fantastic kitchen fitted with inbuilt appliances. Two of the bedrooms are located on the first floor alongside two bathrooms equipped with both shower and bath facilities. Additionally on the top floor, you'll find a peaceful home office and the third bedroom. Surrounding this well-structured property are quaint local gems including the popular "The Punch Bowl" bar and the delectable "Jade Palace" Chinese restaurant. Outdoor enthusiasts will appreciate the close proximity to "Earby Waterfalls Park" and nature lovers are sure to enjoy the tranquility and seclusion offered by the nearby "Deerstone Glamping" campgrounds. Whether you crave the comforts of a brilliantly designed home or the offerings of a lively community, this property is an excellent choice.

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Lancashire

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GROUND FLOOR

Having a composite front door leading into:

ENTRANCE VESTIBULE

With stone flag flooring and a uPVC double glazed door leading into:

ENTRANCE HALLWAY

A welcoming hallway having wood effect flooring, 1x radiator, an open balustrade staircase leading to the first floor / landing and an under stairs storage cupboard.

UTILITY AREA / GROUND FLOOR W.C

Having plumbing for a washing machine, space for a tumble dryer, wood effect flooring and a push button w.c with sink / mixer tap.

LIVING ROOM

A large family sized room having 1x radiator, television point, gas fire set within a feature fireplace, beams, recessed spot lights, a uPVC double glazed window to the side elevation and a uPVC double glazed window to the front elevation.

BREAKFAST KITCHEN

A contemporary breakfast kitchen offering fitted wall and base units in white, wood work surfaces over, AEG integrated microwave, AEG integrated oven, space for an American style fridge / freezer, centre island / breakfast bar, integrated dishwasher, Beko 4-ring induction hob, AEG air extraction over, green tiled splash backs, inset sink with a mixer tap, spot lights, beams, 1x radiator and a uPVC double glazed window to the front elevation.

DINING AREA / SNUG

Having wood effect flooring, 1x radiator, television point and a uPVC double glazed window to the side elevation with far reaching views.

FIRST FLOOR / LANDING

Having an inbuilt storage cupboard and access to the loft hatch.

BEDROOM ONE

A room of double proportions having 1x radiator, spot lights, space for wardrobe / drawers, television point and a uPVC double glazed window to the front elevation. With access through to:

ENSUITE SHOWER ROOM

A modern 3-piece suite comprising of: a walk-in shower cubicle with rainfall shower head, vanity sink with mixer tap, push button w.c, 1x chrome radiator, extractor fan, spot lights, wood effect flooring, tiled walls and a frosted double glazed window to the front elevation.

BEDROOM TWO

Another room of double proportions having space for a wardrobe / drawers, 1x radiator, beams, a uPVC double glazed window to the side elevation and a uPVC double glazed window to the front elevation.

HOUSE BATHROOM

A contemporary 3-piece suite comprising of: a panelled bath with over head shower / mixer tap, push button w.c, vanity sink with mixer tap, fully tiled walls, tiled flooring, 1x chrome radiator and a uPVC double glazed frosted glass window to the rear elevation.

INNER HALL

Having a staircase leading to the second floor, space for storage and a uPVC double glazed window to the front elevation.

STUDY AREA

Currently utilised as a home office but has a multitude of uses. Having fitted storage cupboards, beams, 2x velux windows and a contemporary radiator.

BEDROOM THREE

Yet again a room of double proportions with 2x velux windows, beams and a contemporary radiator.

EXTERNALLY

Externally to the front elevation is a large enclosed garden with a raised decked seating. Additionally, there is off road parking for two vehicles adjacent to the front.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/Green-end-barn>

PUBLISHING

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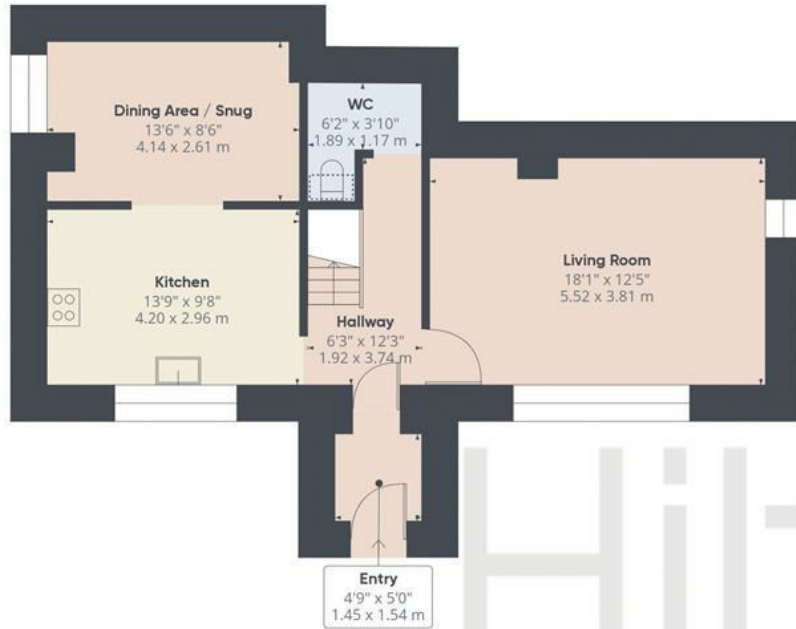
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OUTSIDE

Externally to the front elevation is a large enclosed garden with a raised decked seating.

Additionally, there is off road parking for two vehicles adjacent to the front.

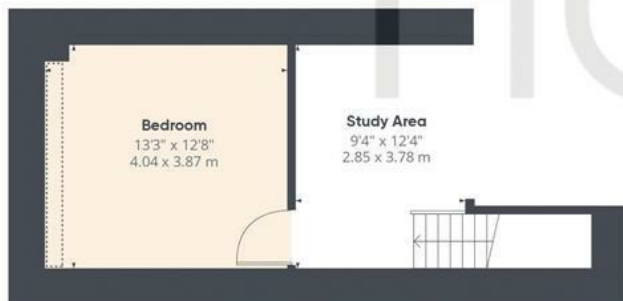




Ground Floor



Floor 1



Floor 2

Approximate total area

1320.57 ft²

122.68 m²

Reduced headroom

36.1 ft²

3.35 m²

(1) Excluding balconies and terraces.

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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