





Hilton &  
Horsfall



BB18 6NY

## Green End Road, Earby Offers In The Region Of £189,950

A fantastic opportunity to acquire this spacious family sized mid terraced dwelling. Situated on a quiet row in the sought after town of Earby, having plenty of countryside walks, local amenities, primary / secondary schools and transport links near by. Affording many noteworthy features and briefly comprising of: an entrance hallway with a staircase to the first floor/ landing, family sized living room, large dining room which is open plan to the modern fitted kitchen. To the first floor you will find two well proportioned bedrooms, an occasional room which could be used as a bedroom and a three piece bathroom suite. On the second floor you will find the attic room 'occasional bedroom' which has a multitude of uses. Externally to the front is a garden forecourt with a large lawned area and path leading to the front door. To the rear elevation is a well presented enclosed yard. One not to be missed. Perfect for a first time buyer or small family. Early viewing is advised to avoid disappointment. Council Tax Band 'A'.  
Freehold.

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## Lancashire

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### ENTRANCE

With a solid hard wood door leading to:

### ENTRANCE HALLWAY

A welcoming entrance hallway with 1x radiator, coving and access to the staircase leading to the first floor/landing.

### LIVING ROOM 11'11" x 10'11" (3.65 x 3.34 )

A family sized living room with an electric fire set within a feature fireplace, 1x radiator, wall lights and a solid hard wood double glazed window to the front elevation.

### DINING ROOM 10'1" x 11'0" (3.09 x 3.37)

A large dining room which is open plan to the kitchen with ample space for a large dining table, 1x radiator, wall lights, coving and a built in storage cupboard.

### KITCHEN 11'4" x 13'0" (3.46 x 3.98)

A modern fitted kitchen with a range of wall and base units and contrasting worktops over, having built in appliances such as a four ring electric hob, oven, extractor hood, washing machine and a dishwasher. The kitchen also boasts a Belfast sink with a chrome tap, under stairs

storage, tiled flooring, a solid hard wood double glazed window and a solid hard wood door leading to the rear yard. The kitchen also houses the new combi boiler.

### FIRST FLOOR / LANDING

An open landing with with coving, built in storage cupboard, a solid hard wood double glazed window to the rear elevation and access to the attic room.

### BEDROOM ONE 12'0" x 8'5" (3.66 x 2.58)

A bedroom of double proportion with ample room for wardrobes and drawers, coving, 1x radiator and a solid hard wood double glazed window to the front elevation.

### BEDROOM TWO 6'4" x 8'9" (1.95 x 2.68)

A good sized single bedroom with 1x radiator and a solid hard wood double glazed window to the rear elevation.

### OCCASIONAL ROOM 6'5" x 8'9" (1.97 x 2.69)

A spacious room which could be used as a bedroom or home office.

### BATHROOM 8'9" x 5'10" (2.67 x 1.79)

A modern three piece suite with a panelled bath and shower over, pedestal sink with chrome mixer tap, push button w.c, heated towel rail in chrome, glass shower screen, LED spotlights and a frosted solid hard wood double glazed window to the front elevation.

### SECOND FLOOR

### BEDROOM THREE / ATTIC ROOM 11'9" x 14'2" (3.59 x 4.34)

A double room which could be used as a bedroom with a skylight and eaves storage.

### EXTERNALLY

Externally to the front of the property is a well kept garden forecourt with a lawned area and path leading to the front door. To the rear is a private enclosed yard.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/greenend-rd>

### PUBLISHING

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### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.





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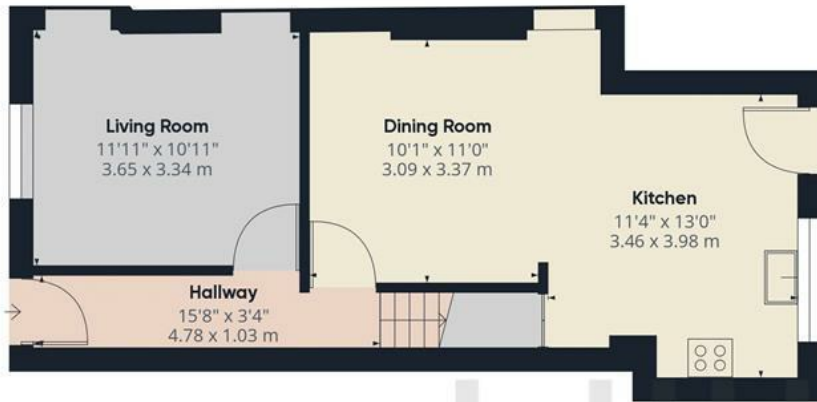


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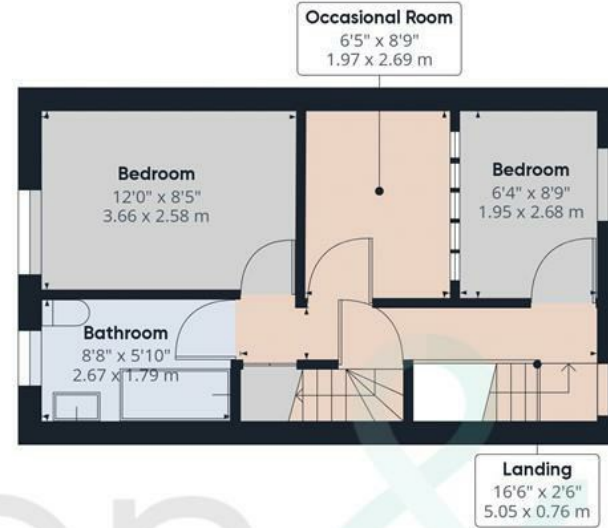
## OUTSIDE

Externally to the front of the property is a well kept garden forecourt with a lawned area and path leading to the front door. To the rear is a private enclosed yard.





Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

976.85 ft<sup>2</sup>  
90.75 m<sup>2</sup>

Reduced headroom

53.8 ft<sup>2</sup>  
5 m<sup>2</sup>

(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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