





Hilton &  
Horsfall



BB18 6NZ

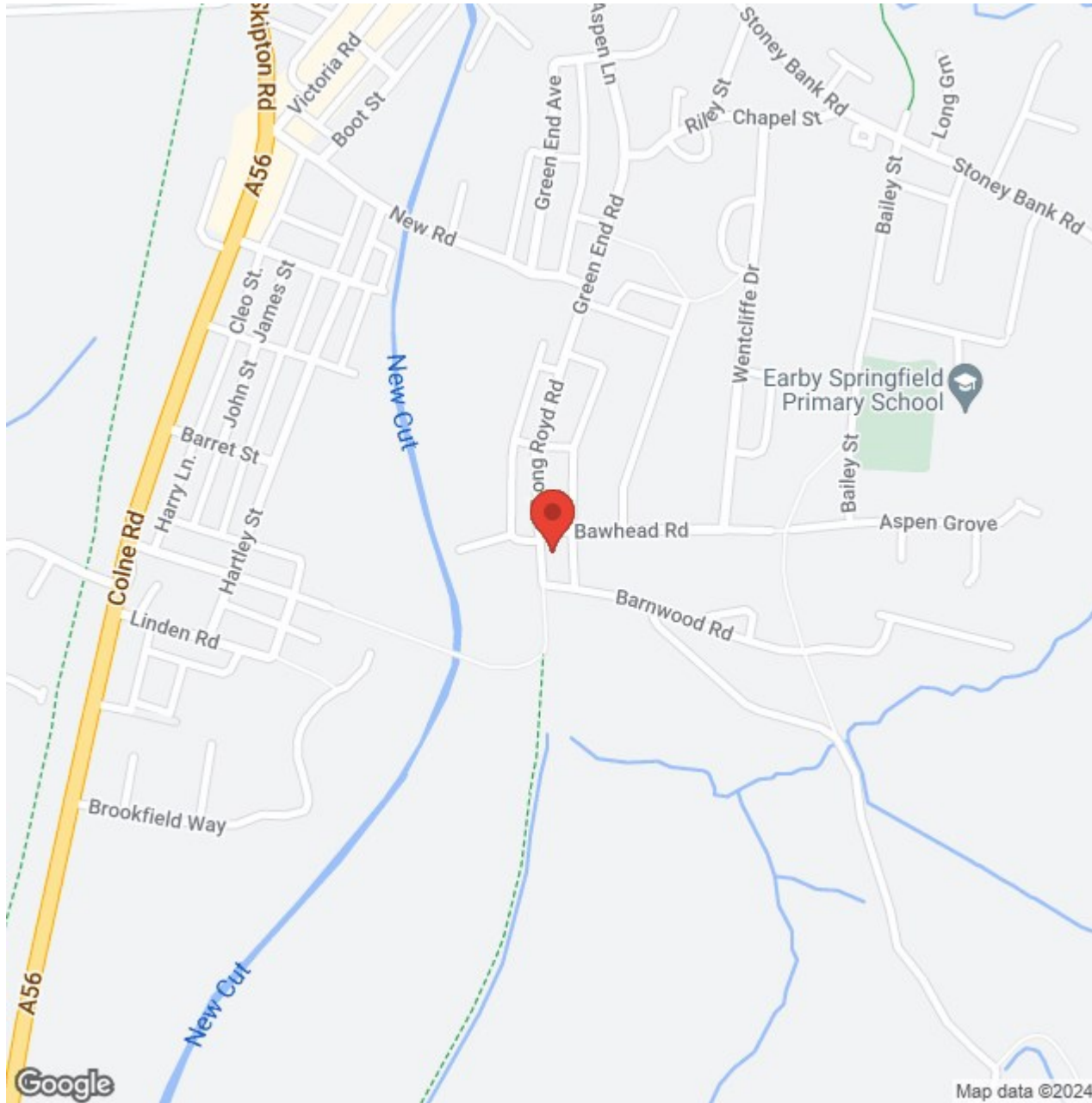
## Longroyd Road, Earby Offers In The Region Of £174,950

- Mid terraced • Three Bedrooms • Yard to the Rear • Desirable Location

A fantastic opportunity to acquire this spacious family sized mid terraced dwelling in the heart of Earby, having plenty of countryside walks, local amenities, primary / secondary schools and transport links near by. This property offers many note worthy features and briefly compromises of; A cosy family sized living room, spacious dining kitchen. On the first floor you will find a contemporary 3-piece bathroom suite, and THREE well proportioned bedrooms. Externally to the front of the property is an enclosed forecourt. To the rear of the property is an enclosed flagged yard with ample space for garden furniture. Early viewings are advised to avoid disappointment. Council TAX band 'A'. FREEHOLD











BB18 6NZ

## Lancashire

A fantastic opportunity to acquire this spacious family sized mid terraced dwelling in the heart of Earby, having plenty of countryside walks, local amenities, primary / secondary schools and transport links near by. This property offers many note worthy features and briefly compromises of; A cosy family sized living room, spacious dining kitchen. On the first floor you will find a contemporary 3-piece bathroom suite, and THREE well proportioned bedrooms. Externally to the front of the property is an enclosed forecourt. To the rear of the property is an enclosed flagged yard with ample space for garden furniture. Early viewings are advised to avoid disappointment. Council TAX band 'A'. FREEHOLD

### GROUND FLOOR

On the ground floor you will find;

#### LIVING ROOM 16'10" x 11'11" (5.145m x 3.635m )

A family sized living room with x1 central heating radiator, uPVC double glazed window to the front elevation, feature fire place with log burner in, under stairs storage cupboard, and open balustrade staircase leading to the first floor / landing.

#### KITCHEN DINER 16'10" x 15'3" (5.138m x 4.664m)

A spacious kitchen diner with a range of fitted wall and base units, contrasting work surfaces over, x1 central heating radiator, plumbing for washer/dryer, feature fire place, ample space for table and chairs, inset sink with chrome mixer tap, fitted fridge and freezer, plumbing for dishwasher, tiled splash back, x4 ring gas hob, integrated gas oven, uPVC double glazed window to the rear elevation and a uPVC double glazed door leading to the rear yard.

### FIRST FLOOR/ LANDING

On the first floor/ landing you will find;

#### BEDROOM ONE 8'7" x 15'2" (2.618m x 4.642m )

A bedroom of double proportion with a uPVC double glazed window to the rear elevation, x1 central heating radiator, and space for wardrobe/ drawers

#### BEDROOM TWO 11'11" x 10'3" (3.642m x 3.139m)

Another room of double proportion with x1 central heating radiator, uPVC double glazed window, fitted wardrobes, and space for bedroom furniture.

#### BEDROOM THREE 6'5" x 6'10" (1.964m x 2.107m)

A bedroom of single proportion with x1 central heating radiator, uPVC double glazed with to the rear elevation.

### BATHROOM

A contemporary 3-piece bathroom suite with vinyl flooring, push button wc, uPVC double glazed frosted window to the rear elevation, wall mounted sink with chrome mixer tap, chrome towel rack, partially tiled walls, storage cupboard with access to MAIN boiler, bath with glass screen around.

### EXTERNALLY

Externally to the front of the property is an enclosed forecourt with planters and flowers, to the rear of the property is an enclosed flagged yard with ample space for garden furniture.

### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written

consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

### PROPERTY DETAILS

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.



Hilton &  
Horsfall



BB18 6NZ

## OUTSIDE

Externally to the front of the property is an enclosed forecourt with planters and flowers, to the rear of the property is an enclosed flagged yard with ample space for garden furniture.













## Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01200 435667](tel:01200435667)