





Hilton &  
Horsfall

BB18 6NE

## Garden House, Salterforth Road, Earby Offers In The Region Of £394,950

- Detached Family Home • Four Bedrooms • Three Reception Rooms • Ensuite and Main Bathroom • Off Road Parking

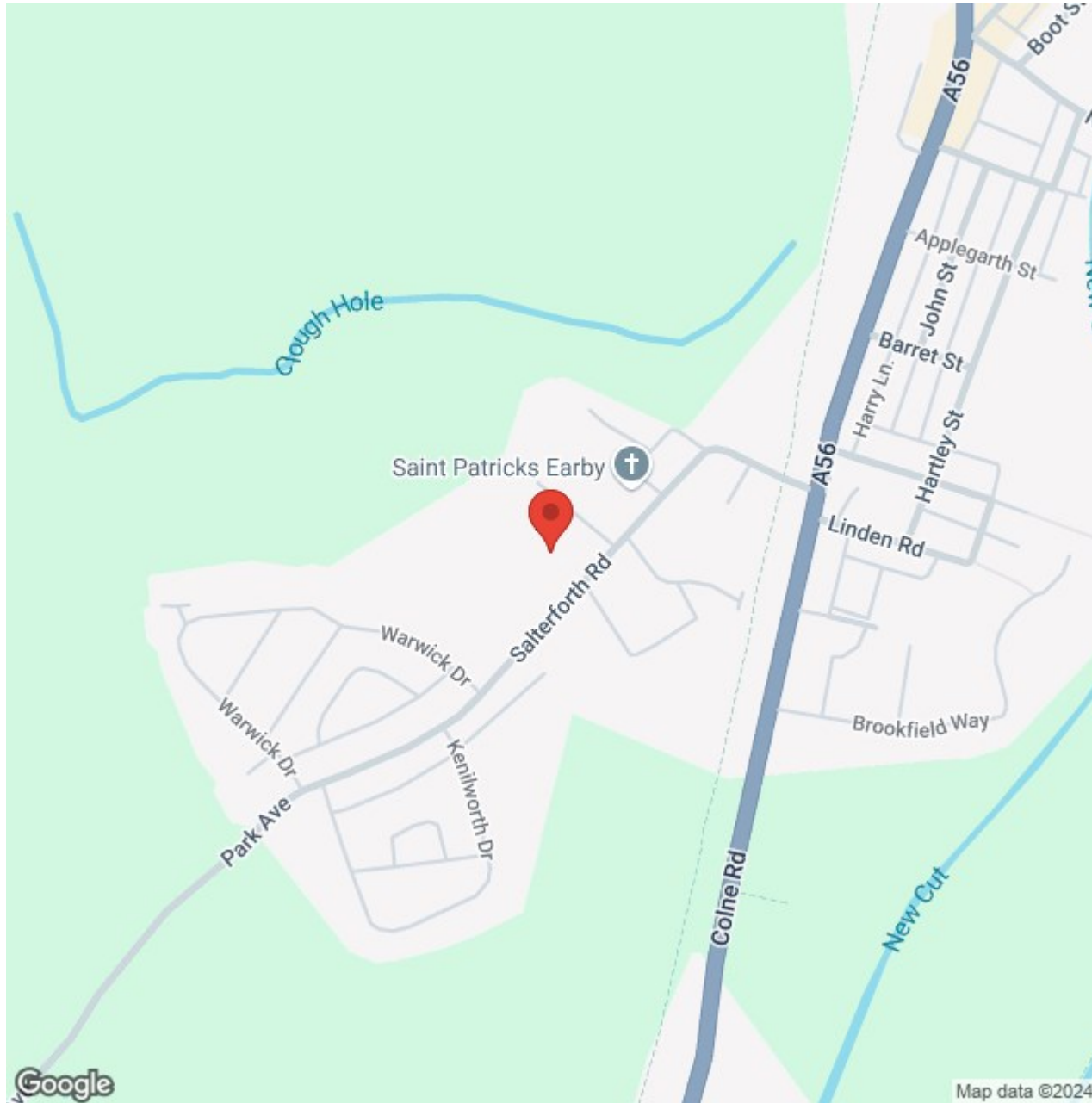
A four bedroomed detached dwelling situated in the desirable town of Earby, local amenities, schools and transport links are all within close proximity. The M65 motorway is a short drive away offering easy access to Burnley, Preston, Manchester and beyond. A fantastic opportunity to acquire this beautifully done family home. This property is accessed off Salterforth road via a gated driveway with a shared entrance. Affording many noteworthy features and briefly comprising of: an entrance hallway with oak wood flooring, a two piece ground floor w.c., home office, comfortable sized living room, fitted kitchen with inbuilt appliances, spacious dining room and a conservatory overlooking the rear garden / extensive countryside views. To the first floor you will find four well proportioned bedrooms (master with en-suite) and a three piece house bathroom. Externally to the front elevation is a gated driveway, housing a storage shed with electricity and ample space for off road parking and a wrap around garden. A true credit to the current owners. One not to be missed. Early viewings are advised to avoid disappointment. Freehold. Council Tax Band 'D'.

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## Lancashire

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### GROUND FLOOR

With a Rock front door leading into:

#### ENTRANCE HALLWAY

With oak wood flooring, coving, 1x radiator, recessed spot lights and a staircase with inbuilt recessed spot lights leading up to the first floor / landing.

#### GROUND FLOOR W.C

A 2-piece suite comprising of: a push button w.c, vanity sink with a chrome mixer tap, ceramic tiled flooring, extractor fan, access to the Baxi boiler, 1x radiator, coving and recessed spot lights.

#### STUDY 5'10" x 9'6" (1.78m x 2.92m )

A well proportioned room currently being utilised as a home office. With 1x radiator, coving and a uPVC double glazed window to the front elevation.

#### LIVING ROOM 12'2" x 15'6" (3.71m x 4.73m )

A comfortable sized room with a uPVC double glazed window to the rear elevation overlooking the rear garden, 1x radiator, coving, television point and a electric fire set within a feature fireplace.

#### KITCHEN 11'5" x 11'7" (3.48m x 3.55m )

Offering a range of fitted wall and base units, contrasting work surfaces over, under counter lighting, integrated wine cooler, integrated 60/40 fridge/freezer, integrated dishwasher, Bosch pyrolytic oven, hisense 4-ring electric hob, air extraction hood over, plumbing for a washing machine, inset sink with a chrome mixer tap, a uPVC double glazed window to the front elevation, coving, recessed spot lights and open plan access through to the dining room.

#### DINING ROOM 10'9" x 11'10" (3.29m x 3.62m )

With ample space for a dining table and chairs, 1x radiator, ornate

coving, under stairs storage cupboard, a uPVC double glazed window to the side elevation and 2x uPVC double glazed french patio doors leading out to the rear elevation.

#### SUNROOM 12'2" x 9'2" (3.72m x 2.80m )

A fantastic addition to the property offering views towards open countryside and making most of the natural light. With tiled flooring, 1x radiator, inbuilt live audio bluetooth speaker, recessed spot lights and 2x uPVC double glazed patio doors leading out to the rear.

#### FIRST FLOOR / LANDING

With a uPVC double glazed window to the rear elevation, 1x radiator, coving and recessed spot lights.

#### BEDROOM ONE 15'5" x 11'10" (4.71m x 3.61m )

A spacious master bedroom with fitted mirrored wardrobes, coving, 1x radiator, a uPVC double glazed window to the side elevation and a uPVC double glazed window to the rear elevation. With access through to:

#### ENSUITE SHOWER ROOM

A 3-piece suite comprising of: a walk-in shower cubicle, push button w.c, vanity sink with a chrome mixer, coving, recessed spot lights, extractor fan, LED light up mirror, 1x radiator and a uPVC double glazed frosted glass window to the front elevation.

#### BEDROOM TWO 12'0" x 12'4" (3.68m x 3.78m )

A second bedroom of double proportions with 1x radiator, coving, ample space for a wardrobe and drawers and a uPVC double glazed window to the front elevation.

#### BEDROOM THREE 10'0" x 8'6" (3.06m x 2.60m )

Another room of double proportions with 1x radiator, coving, access to the loft hatch, space for a wardrobe / drawers and a uPVC double glazed window to the front elevation.

#### BEDROOM FOUR 6'10" x 7'11" (2.09m x 2.42m )

A well proportioned single room with coving, 1x radiator and a uPVC double glazed window to the front elevation

#### HOUSE BATHROOM

A 3-piece bathroom suite comprising of: a push button w.c, vanity sink with a chrome mixer, panelled bath with a chrome mixer tap, overhead shower, partially tiled walls, coving, extractor fan, recessed spot lights, 1x towel radiator and a uPVC double glazed frosted glass window to the front elevation.

#### EXTERNALLY

Externally to the front elevation is a gated driveway with a shared entrance with the neighbouring property, housing a storage shed with electricity and ample space for off road parking and a wrap around garden providing extensive views of the countryside. To the side elevation there is an additional parking space with the potential to store a motor home / caravan if required and a large shed.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/garden-house-earby>

#### PUBLISHING

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#### PROPERTY DETAIL

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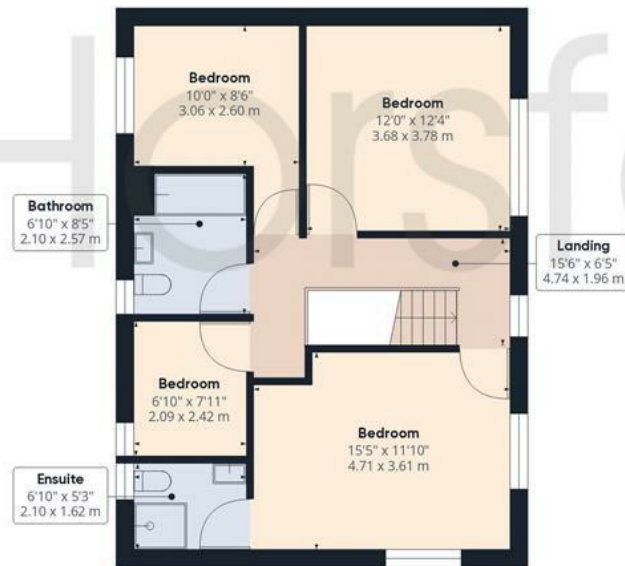
## OUTSIDE

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Ground Floor



Floor 1

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

1457.86 ft<sup>2</sup>

135.44 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.



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