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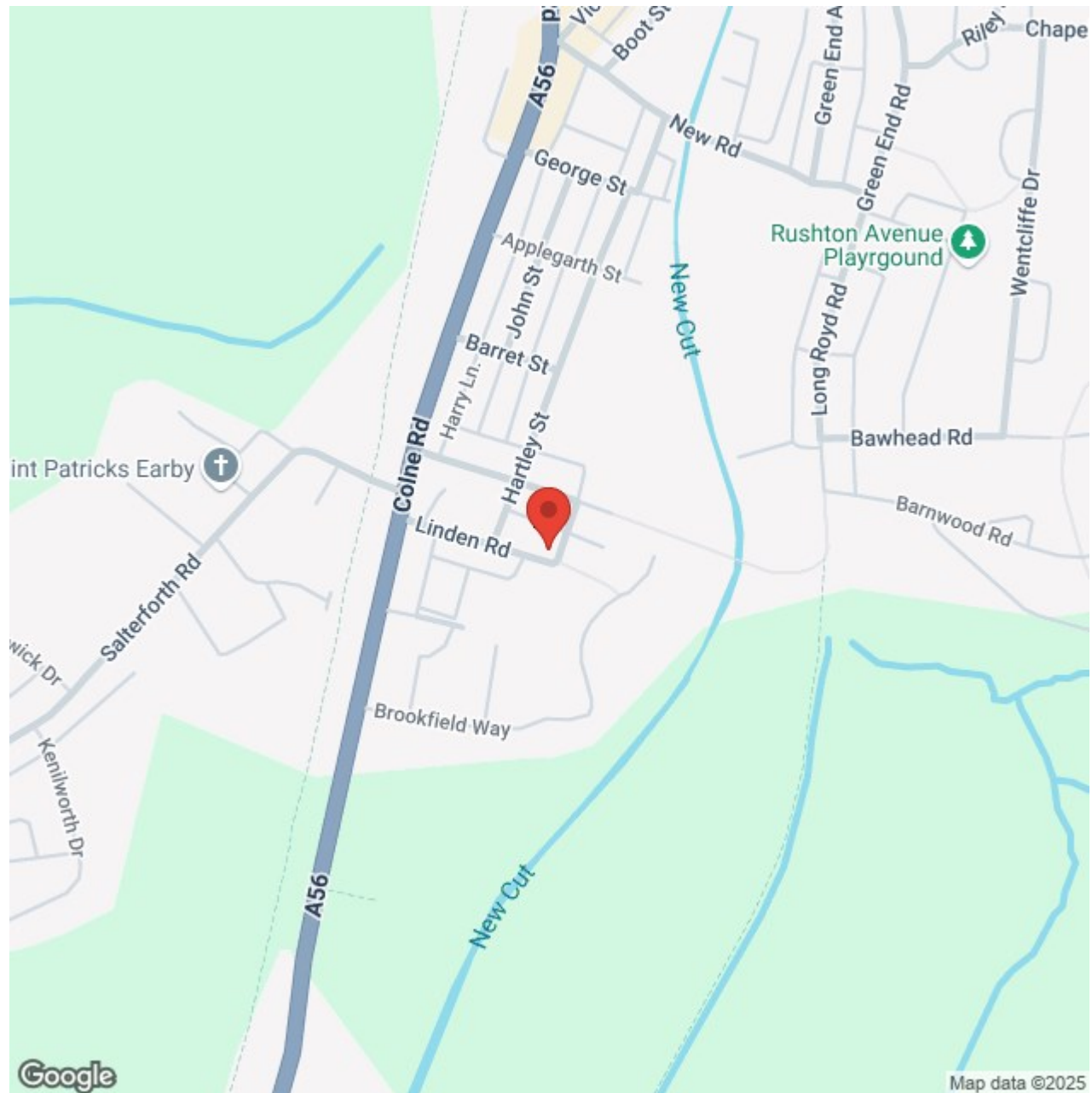
BB18 6XR

Linden Road, Earby, Barnoldswick Offers In The Region Of £224,950

- End Terrace • Four Bedrooms • Two Bathrooms • Two Reception Rooms • Garage

Positioned on a sought-after street in Earby, this spacious end-terrace home offers well-proportioned accommodation across three floors. The ground floor features a cosy living room, separate dining room, and a fitted kitchen, creating ideal spaces for everyday living and entertaining. To the first floor are three bedrooms and a generously sized four-piece family bathroom. The second floor boasts a large fourth bedroom complete with its own en-suite shower room. Externally, the property benefits from a low-maintenance flagged yard and a garage to the rear providing valuable off-road parking.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 14'10" x 10'8" (4.53m x 3.26m)

A family sized living room with space for settees, television point, wall feature fireplace, 2x central heating radiators, staircase to the first floor / landing and uPVC double glazed window to the front and side elevation and uPVC door to the front elevation.

DINING ROOM 11'9" x 13'10" (3.59m x 4.23m)

Having ample space for a dining table and chairs, wall feature fireplace with stone surround, 2x central heating radiators, under stairs storage cupboard and uPVC double glazed window to the side and rear elevation.

KITCHEN 7'0" x 9'5" (2.15m x 2.89m)

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, tiled splash back, inset sink with chrome mixer tap, integrated Indesit oven / grill, 4 ring gas hob with chrome extractor hood above, plumbing for a washing machine, space for a freestanding fridge / freezer, uPVC double glazed window to the side elevation and uPVC door to the rear yard.

FIRST FLOOR / LANDING

On the first floor / landing there are 2x storage cupboards, recessed LED spotlights and door leading through to staircase accessing the attic room.

BEDROOM TWO 9'5" x 11'8" (2.89m x 3.58m)

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE 8'2" x 13'8" (2.50m x 4.19m)

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the front and side elevation.

BEDROOM FOUR 6'6" x 7'5" (2.00m x 2.28m)

A bedroom of single proportions with 1x central heating radiator and uPVC double glazed window to the front elevation.

BATHROOM

A contemporary four piece bathroom suite comprising of: tiled flooring, part tiled walls, panelled bathtub with chrome mixer tap, pedestal sink with chrome mixer tap, push button w.c, shower cubicle, heated chrome towel rack, airing cupboard housing Ideal combi boiler, air extraction fan and uPVC double glazed frosted window to the rear elevation.

SECOND FLOOR / LANDING

On the second floor / landing there is:

BEDROOM ONE 13'4" x 18'3" (4.08m x 5.58m)

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, storage into the eaves, exposed wood ceiling beams, door to en-suite and velux window to the front elevation with shutter blinds.

EN-SUITE

A contemporary three piece en-suite shower room comprising of: tiled flooring, part tiled walls, shower cubicle, push button w.c, pedestal sink with chrome mixer tap, shaving point and exposed wood ceiling beams.

GARAGE 12'2" x 15'10" (3.73m x 4.85m)

Ideal for storage / off road parking purposes.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/linden-road-earby/>

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.

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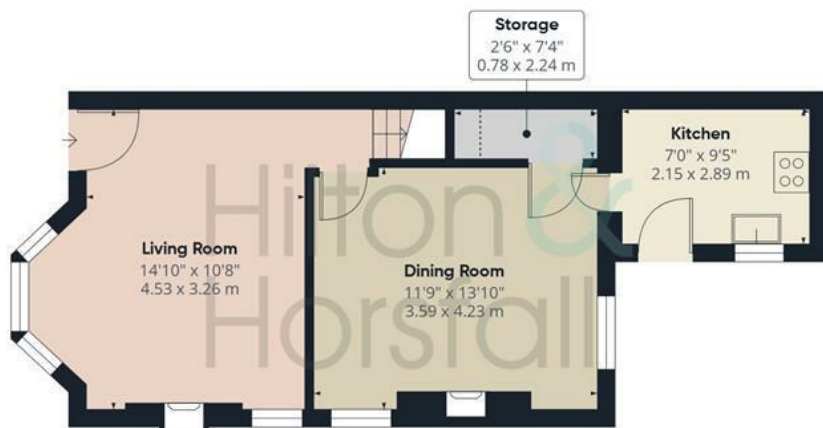


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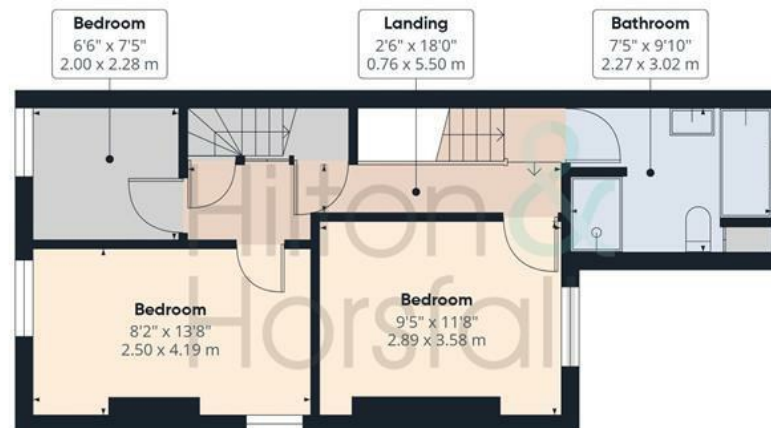
OUTSIDE

Externally to the front elevation there is an enclosed forecourt and to the rear there is a flagged yard with space for seating.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1291 ft²

119.9 m²

Reduced headroom

49 ft²

4.5 m²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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