



**2 West Craven Drive, Earby, BB18 6JZ**  
**£329,995**



## The Property Perspective

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We are delighted to offer for sale this modern detached house with open aspect, located to the north of Earby with access to amenities and transport links.

The property benefits from gas central heating and PVCu double glazing. There is a modern style kitchen with appliances & utility room plus modern bathroom, en suite and WC. Items of note include French doors plus gas fire and surround to the lounge, fitted wardrobes to bedroom 1 plus wardrobes to a further 2 bedrooms plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is a lounge, dining room, kitchen, utility and WC. There are 5 well proportioned bedrooms, the master with en suite plus a 4 piece bathroom located off the first floor landing. There is a part boarded loft with light.

The property benefits from well presented gardens. There is a gated double driveway leading to a double garage with power and light plus remote controlled door and rear personnel door.

Tenure - Freehold  
Council Tax - Band E

The property comprises.

### GROUND FLOOR

#### Lounge 19'7"(max) x 10'11"(max) (5.98m(max) x 3.33m(max))

A light dual aspect room with gas fire and surround plus carpets and blinds. French doors leading to the rear garden.

#### Dining Room 14'4"(max) x 13'3"(max) (4.39m(max) x 4.06m(max))

With laminate flooring.

#### Kitchen 12'8"(max) x 9'10"(max) (3.88m(max) x 3.01m(max))

Having a comprehensive range of timber fronted wall and base units with complimenting laminate worktops and tiling. With oven, combination microwave, hob, hood, fridge, freezer and dishwasher. With recessed spot lights and luxury flooring.

#### Utility 8'1" x 5'10" (2.47m x 1.80m)

With timber front unit plus laminate worktop and tiling. Space for washing machine and drier plus luxury flooring. Door leading to outside.

#### WC 6'4" x 3'7" (1.94m x 1.10m)

With white sanitary ware, tiling and laminate flooring.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 16'0"(max) x 14'1"(max) (4.90m(max) x 4.30m(max))

A light through room with fitted wardrobes, carpets and blinds

#### En Suite 7'10"(max) x 4'7"(max) (2.40m(max) x 1.40m(max))

Having modern white sanitary ware with tiling, recessed spot lights and vinyl flooring.

#### Bedroom 2 10'10"(max) x 10'10"(max) (3.32m(max) x 3.32m(max))

With carpets, blinds and wardrobes.

#### Bedroom 3 12'5"(max) x 9'0"(max) (3.81m(max) x 2.75m(max))

With carpets and curtains.

#### Bedroom 4 13'0"(max) x 10'8"(max) (3.97m(max) x 3.27m(max))

With carpets, curtains and wardrobe.

#### Bedroom 5 11'8"(max) x 6'3"(max) (3.57m(max) x 1.91m(max))

With carpets and blinds.

#### Bathroom 9'6" x 6'2" (2.90m x 1.89m)

Having a white 4 piece suite with separate bath and shower plus tiling, floor tiling and recessed spot lights.

#### EXTERNAL

The property benefits from well presented gardens. There is a gated double driveway leading to a double garage with power and light plus remote controlled door and rear personnel door.

