



## Cemetery Road, Earby, BB18 6TW

### Offers Over £125,000

A WONDERFUL TWO BEDROOM DUPLEX APARTMENT IN EARBY

Welcome to this charming duplex apartment located on Cemetery Road in the delightful town of Earby, Barnoldswick. This property offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a modern living space in a fantastic location.

As you enter the apartment, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The layout is thoughtfully designed, ensuring that every inch of space is utilised effectively.

The apartment boasts two spacious bedrooms, each with its own en-suite bathroom, providing both privacy and comfort. These well-appointed en-suites are ideal for busy mornings or unwinding after a long day, offering a touch of luxury to your daily routine.

Situated in a fantastic location, this property is close to local amenities, parks, and transport links, making it easy to explore the surrounding area. Whether you are a first-time buyer, a young professional, or looking to downsize, this duplex apartment presents an excellent opportunity to enjoy modern living in a vibrant community.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Leasehold
- On Street Parking
- Two Bathrooms
- Close Proximity To Local Amenities
- Council Tax Band A
- Two Generously Sized Bedrooms
- Well Located With Viewing Essential
- EPC Rating C
- Fitted Kitchen
- Easy Access To Major Commuter Rotes

### Entrance

Through communal lobby with door to store room and main entrance door.

### Store Room

5'8 x 3'10 (1.73m x 1.17m)

Boiler and cloak storage.

### Kitchen/Dining Area

28'9 x 10'6 (8.76m x 3.20m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, open glass balustrade staircase leading to the first floor, panel wall and base units, with laminate worktops, oven with four ring electric hob, extractor hood, tiled splash backs, stainless steel one and a half sink with drainer and mixer taps, plumbing for a washing machine, space for under-counter fridge, vinyl flooring, door leading to bedroom one.

### Bedroom One

10'6 x 9'3 (3.20m x 2.82m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes, door to en-suite.

### En Suite

6'11 x 5'10 (2.11m x 1.78m)

Electric heated towel rail, dual flush WC, pedestal wash basin with mixer taps, direct feed shower with rinse head, extractor fan, spotlights, part tiled elevations, vinyl flooring.

### First Floor

#### Landing

Central heating radiator, coving, smoke alarm.

#### Reception Room One

28'9 x 10'9 (8.76m x 3.28m)

Central heating radiator coving, smoke alarm, television point, door to two bedrooms and bathroom.

#### Bedroom Two

10'6 x 9'6 (3.20m x 2.90m)

UPVC double glazed window, central heating radiator, coving, television point.

#### Bathroom

6'8 x 5'6 (2.03m x 1.68m)

Electric heated towel rail, dual flush WC, pedestal wash basin with mixer taps, panel bath with mixer tap, extractor fan, part tiled elevations, vinyl flooring.



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