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Stoney Bank Road, Earby

Auction Guide Price £220,000

Freehold

Three Bedroom Semi-Detached

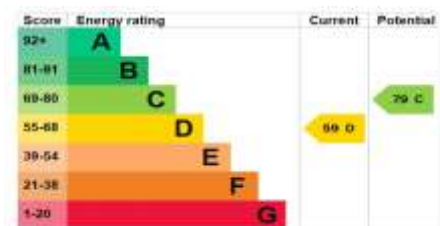
EPC Rating: D



Stoney Bank Road
Earby
BB18

Key features:

- Three Bedroom Semi-Detached
- For sale by Modern Auction – T & Cs apply
- Subject to a hidden Reserve Price
- Buyers' Fees apply
- Buyer Information Pack available
- Perfect For Families
- Two Reception Rooms
- No Onward Chain



Why you'll like it

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Offered for sale with no onward chain, this three-bedroom semi-detached home in Earby combines two separate reception rooms with established gardens to the front and rear. Providing scope for further improvement and personalisation, it offers an appealing opportunity for buyers looking to create a home to their own taste.

A glazed entrance porch provides a practical welcome. The front-facing lounge enjoys plenty of natural light through a large window, with a timber fireplace surround forming the focal point. A separate dining room overlooks the rear garden, with French doors opening directly onto the patio-an attractive connection between the house and its outdoor space.

The kitchen is fitted with wood-effect wall and base units, contrasting worktops and tiled splashbacks, together with a built-in oven, electric hob and stainless-steel sink. An external door provides access to the rear garden, while the room offers potential for updating. Upstairs are three bedrooms, including a rear-facing room with built-in cupboard storage. The smallest bedroom could also serve as a nursery or home office. The bathroom features a white suite comprising a bath, separate enclosed shower, pedestal wash basin and WC.

Outside, the front garden incorporates paved areas, mature shrubs and steps leading towards the house. To the rear, a broad paved patio provides space for seating and outdoor dining, with steps rising to a lawn bordered by established planting. Fencing encloses the garden, and a timber shed provides useful outdoor storage.

