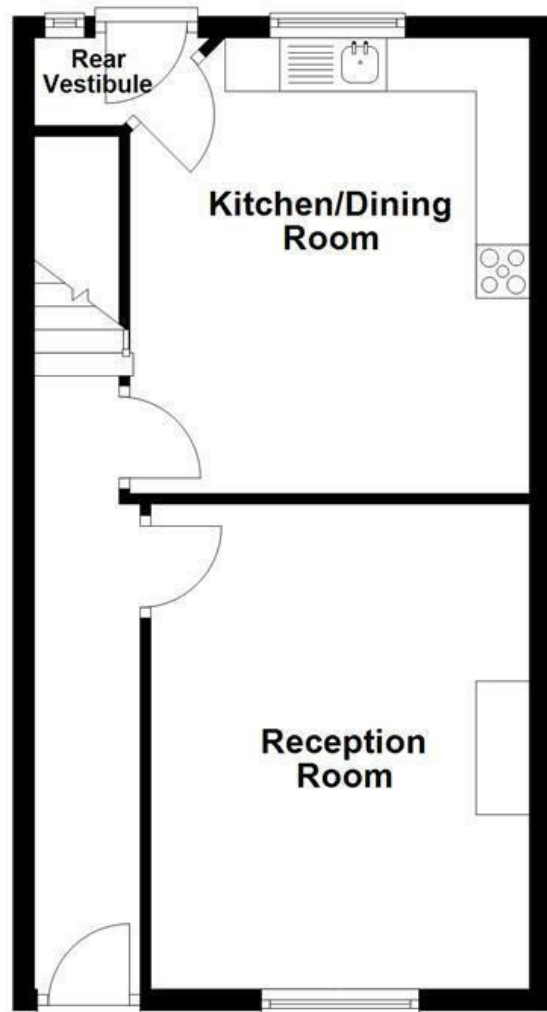
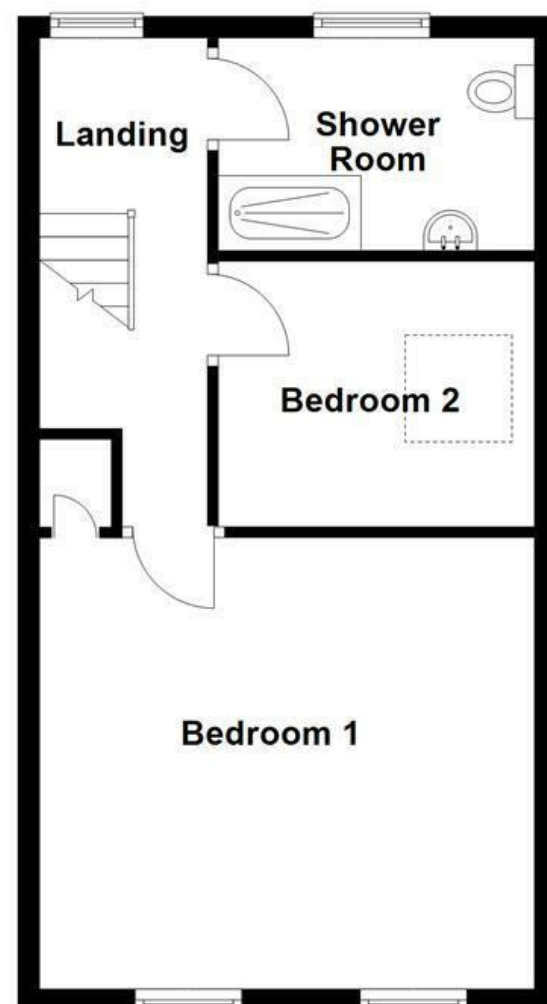


Ground Floor



First Floor



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 66                      | 78        |
| (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.

## Water Street, Earby, BB18 6RA

### £150,000

CHARMING TWO BEDROOM MID TERRACE PROPERTY

Located in the village of Earby, Barnoldswick, this delightful mid-terrace house on Water Street offers a perfect blend of comfort and potential. With two spacious bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a generous lounge that exudes warmth and character, providing an inviting space for relaxation and entertainment. The country-style kitchen dining room is a standout feature, offering ample room for dining and cooking, making it the heart of the home.

Upstairs, you will find two well-proportioned bedrooms that promise restful nights and a shower room that adds convenience to daily living. The property boasts stunning views of the lovely river, enhancing the tranquil atmosphere of this quiet village.

The low-maintenance rear yard is a practical addition, complete with an outbuilding for storage, ensuring that you have space for all your essentials without the hassle of extensive upkeep.

This home presents a wonderful opportunity for those looking to make their mark, with plenty of potential to personalise and enhance. Whether you are a first-time buyer or seeking a serene place to call home, this property is not to be missed. Embrace the charm of village life while enjoying the comforts of modern living in this lovely mid-terrace house.

# Water Street, Earby, BB18 6RA

£150,000



- Mid Terraced Property
- Country Style Fitted Kitchen
- On Street Parking
- EPC Rating; D
- Two Bedrooms
- Three Piece Shower Room
- Tenure: TBC
- Spacious Reception Room
- Enclosed Rear Yard
- Council Tax Band: B

## Ground Floor

### Entrance

UPVC double glazed part frosted door to hallway.

### Hall

20'6 x 3'3 (6.25m x 0.99m)

Central heating radiator, smoke alarm, stairs to the first floor, door to reception room and kitchen/dining room.

### Reception Room

15 x 11'8 (4.57m x 3.56m )

UPVC double glazed frosted window, central heating radiator, remote controlled gas fire and tiled hearth.

### Kitchen/Dining Room

14 x 12'3 (4.27m x 3.73m)

UPVC double glazed window, central heating radiator, wood panelled wall and base units, granite effect worktops, stainless steel sink and draining board with mixer tap, plumbing for washing machine, space for fridge freezer, six ring gas rangemaster hob and oven, door to rear vestibule.

### Rear Vestibule

4'3 x 3'5 (1.30m x 1.04m )

Open to under stairs storage, composite part frosted leaded stained glass door to rear, tiled floor.

## First Floor

### Landing

15 x 5'6 (4.57m x 1.68m )

Hard wood stained glass window, central heating radiator, smoke alarm, doors to two bedrooms and shower room.

### Bedroom One

15'1 x 14'11 (4.60m x 4.55m )

Two UPVC double glazed windows, two central heating radiators, loft access.

### Bedroom Two

9'9 x 8'2 (2.97m x 2.49m )

Velux window, central heating radiator.

### Shower Room

9'9 x 6'6 (2.97m x 1.98m )

UPVC double glazed part frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, enclosed direct feed shower, part PVC and tiled elevations, tiled effect lino floor.

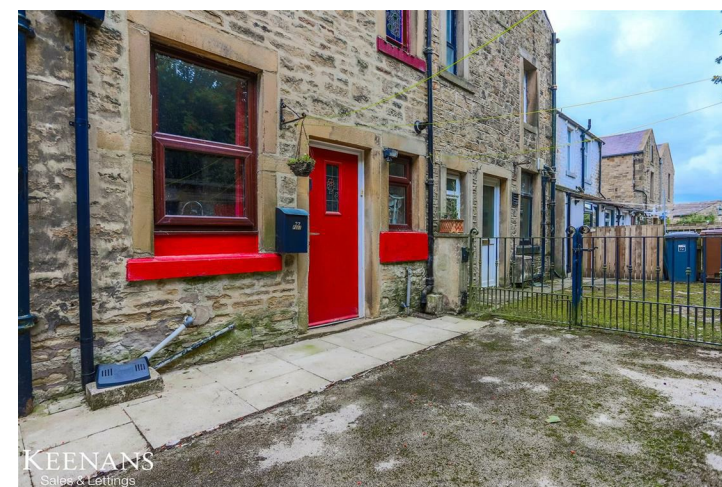
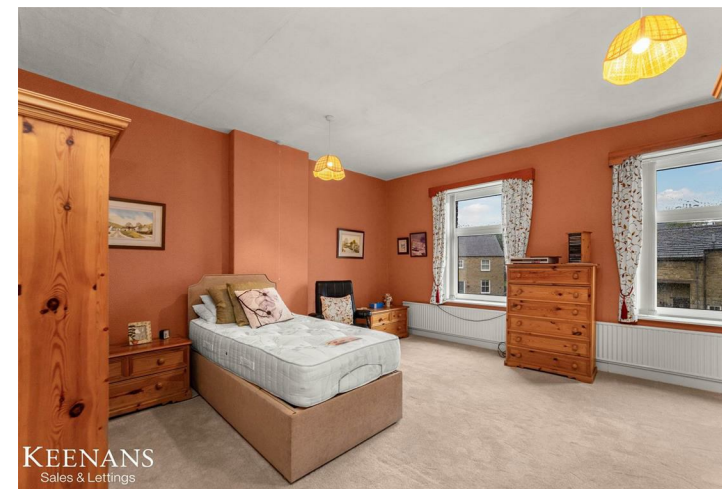
## External

### Front

Gated forecourt with paving

### Rear

Enclosed paved yard, stone built outbuilding



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