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For Sale



42 Shuttleworth Street
Earby BB18 6QN

£79,995



Presenting an ideal purchase for first time buyers gaining a foothold on the property ladder . This stylish appointed two bedroom stone built mid terraced property occupies a convenient position situated within walking distance of Earby town centre and numerous local amenities.

Key Features:

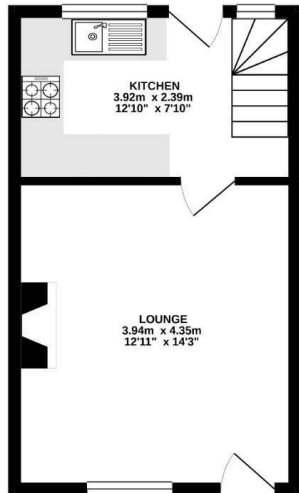
- FIRST TIME BUYERS
- INVESTMENT OPPORTUNITY
- STONE BUILT TERRACE
- FEATURE FIREPLACE
- MODERN FITTED KITCHEN
- THREE PIECE BATHROOM
- PRIVATE REAR YARD
- NEWLY DECORATED
- NEW FLOOR COVERINGS
- VIEWING ESSENTIAL

Tenure: Freehold
EPC Rating: C
Council Tax Band: A

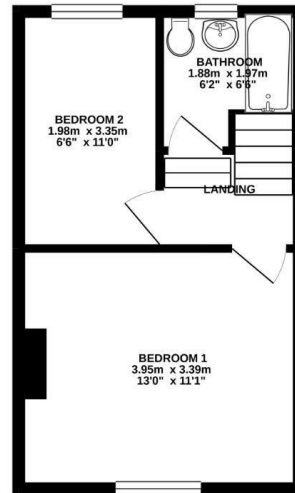


2 BEDROOM House - Terraced

GROUND FLOOR
26.5 sq. m. (286 sq. ft.) approx.



1ST FLOOR
26.5 sq. m. (286 sq. ft.) approx.



TOTAL FLOOR AREA: 53.1 sq. m. (572 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Main Description:

Presenting an ideal purchase for first time buyers gaining a foothold on the property ladder. This stylish appointed two bedroom stone built mid terraced property occupies a convenient position situated within walking distance of Earby town centre and numerous local amenities.

The accommodation is arranged over two floors and comprises on the ground floor of a well proportioned lounge where there is a multifuel stove reset to the chimney breast & set on a stone hearth with a feature stone lintel.

The modern fully fitted kitchen houses a wraparound arrangement of matching wall and base and drawer units in cream with coordinating working surfaces.

On the first floor there is a double bedroom to the front of the property, single bedroom to the rear and a three-piece bathroom suite in white consisting of a low level WC, pedestal hand wash basin, panelled bath with mixer shower over the tiled splashbacks and a glazed shower screen.

Externally there is an enclosed yard area to the rear. As you would expect the property is complimented by the modern day comforts of UPVC double glazing and gas fired central heating. The property has been completely redecorated throughout together with the installation of new floor coverings.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property