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Sale



7 Victoria Mews  
Earby BB18 6QU

£165,000



Providing an ideal purchase for the growing family this modern four bedroom townhouse occupies a select row consisting of only three properties.

### Key Features:

- SPACIOUS FOUR BED TOWNHOUSE
- TWO PIECE CLOAKROOM
- INTEGRATED APPLIANCES
- LARGE MASTER BEDROOM
- GARAGE & PARKING FRONT & REAR
- CLOSE TO ALL AMENITIES
- MODERN FITTED KITCHEN
- THREE PIECE BATHROOM SUITE
- EN-SUITE
- DECKED AREA , FREEHOLD PROPERTY

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



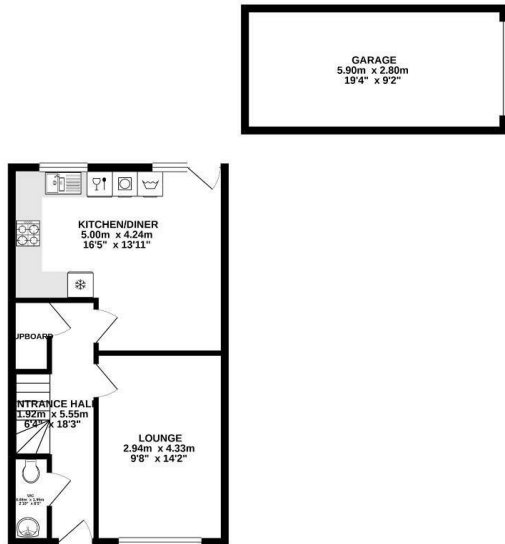
16 Fern Lea Avenue, Barnoldswick, Lancashire, BB18 5DP  
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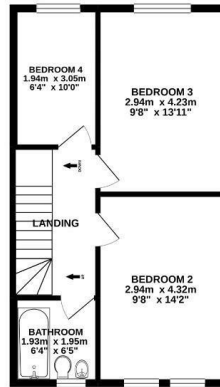
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# 4 BEDROOM House - Townhouse

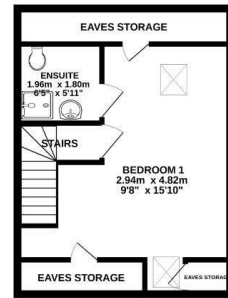
GROUND FLOOR  
58.3 sq.m. (638 sq.ft.) approx.



1ST FLOOR  
41.8 sq.m. (450 sq.ft.) approx.



2ND FLOOR  
31.9 sq.m. (343 sq.ft.) approx.



TOTAL FLOOR AREA: 132.0 sq.m. (1421 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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:

Providing an ideal purchase for the growing family this modern four bedroom townhouse occupies a select row consisting of only three properties. Constructed circa 2006 by Hall Varley Homes.

The property occupies a level and convenient position within comfortable walking distance of Earby town centre and numerous other local amenities.

As you enter the property to the ground floor you are greeted by the entrance hallway, where there is a two-piece cloakroom and staircase ascending to the first floor with useful under stairs storage.

There is a pleasant lounge located to the front of the property and to the rear there is a particularly attractive dining kitchen which houses a modern wraparound arrangement of matching wall, base and drawer units in gloss white with coordinating working surfaces together with a wealth of integrated appliances.

On the first floor there are two double bedrooms and a third single bedroom.

The family bathroom houses a three piece suite in white consisting of a low level WC, pedestal hand wash basin, panel bath with an electric shower over.

The second floor houses the master bedroom suite which comprises; an excellent double with two velux skylights, storage to the eaves and a recessed area for wardrobes. The en-suite shower room in white houses a three piece suite consisting of a low-level WC, pedestal hand wash basin, and an enclosed shower cubicle.

Externally, to the front of the property there is a stone paved pathway to the front of the property to the rear there is a secure enclosed garden arranged on two levels consisting of a decked and paved patio area.

Additionally there is a single garage with mainly operated up and over door, with a parking space to the front and a further parking space to the rear of the garage.

An internal inspection is absolutely imperative to fully appreciate the size of this superb townhouse which comes complete with a freehold title.



**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