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Sale



23 Waddington Street
Earby BB18 6QW

£98,500



Key Features:

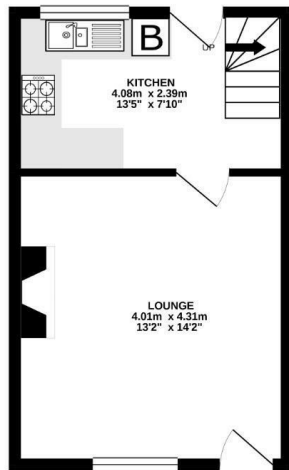
- Lovely mid terrace home
- Excellent for the FTB
- Lounge with feature fireplace
- 3-Piece shower room
- Large enclosed rear yard with outbuilding
- Pleasant traffic free position
- 2 Bedrooms
- Fitted kitchen
- Grassed area to the front
- GFCH & DG

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



2 BEDROOM House - Terraced

GROUND FLOOR
26.1 sq.m. (281 sq.ft.) approx.



1ST FLOOR
25.8 sq.m. (278 sq.ft.) approx.



TOTAL FLOOR AREA : 51.9 sq.m. (559 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 fixtures, 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:

*** ATTENTION FIRST TIME BUYERS ***

Spacious mid terrace occupying a quiet traffic position which isn't overlooked to the perfect. This property would make an ideal purchase for first time buyers or investors.

The property is accessed through a wooden front door which opens into the lounge which is situated to the front with a feature fireplace that provides a focal point. To the rear is a modern and recently fitted kitchen which houses a range of white wall, base and drawer units with complementary working surfaces and tiled splashbacks, 1½ bowl single drainer sink unit, four ring gas hob with brushed stainless steel extractor canopy over, built in electric oven, space and plumbing for a washing machine, wall mounted gas fired central heating boiler, UPVC door to the rear yard and staircase ascending to the first floor.

To the first floor is a landing with loft access point. The master bedroom is situated to the front and is a good sized double with UPVC window enjoying views of the croquet pitch. There is a single bedroom to the rear and a white three piece shower room comprising pedestal wash hand basin with chrome tap, low level wc with push button flush, panelled bath with chrome taps and shower attachment and part tiled walls.

Externally, the property enjoys a lovely traffic free position with use of a grassed area to the front. To the rear is a large enclosed paved yard with gated access and outbuilding including WC and electric points.

The property would make an ideal purchase for a first time buyer or investor buyer and internal viewing is recommended.



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