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9 Shuttleworth Street  
Earby  
Barnoldswick  
BB18 6QN



For Sale

£130,000

- Modern Townhouse
- Near to the town centre
- Walking distance of amenities
- Spacious lounge
- Modern kitchen
- Two double bedrooms
- Downstairs two piece cloakroom
- Modern three piece bathroom
- Rear courtyard garden/off road parking
- No Chain



Providing an ideal purchase for the Investor buyer, this modern two bedroom townhouse occupies a select row of similar properties.

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.

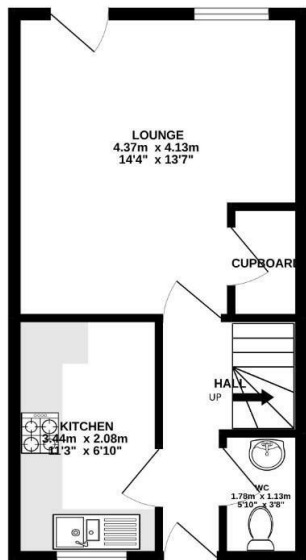
There is a pleasant lounge located to the rear of the property and to the front there is a particularly attractive well equipped kitchen which houses a modern wraparound arrangement of matching wall, base and drawer units with coordinating working surfaces together integrated appliances such as an oven and gas hob.

On the first floor there are two double bedrooms. The 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.

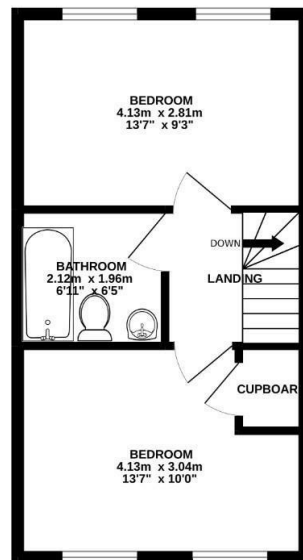
Externally to the rear is a flagged patio to the rear, with wrought iron railings and access down to the block paved and gated area which is presently used as a private seating area with pot plants. This area could be used as an off road parking space.

An internal inspection is absolutely imperative to fully appreciate the size of this superb townhouse.

GROUND FLOOR  
32.3 sq.m. (347 sq.ft.) approx.



1ST FLOOR  
32.3 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA - 64.5 sq.m. (694 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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