

Because life is

PettyTM
Real

13 Lincoln Road
Earby
BB18 6QE



For Sale

£115,950

- Mid terrace close to amenities
- Immaculately presented
- On the fringe of open countryside
- Kitchen
- Upvc double glazing. Gas ch.

- Lounge with modern fireplace
- Dining room/living room
- 2 bedrooms
- 3pc Bathroom suite
- No chain



An immaculately present mid terrace in a popular and sought location. The property has been well maintained throughout and is handily situated for bus routes, the town centre and all amenities, yet on the fringe of open countryside.

The accommodation briefly comprises on the ground floor an entrance hallway with stairs leading to the first floor, good sized lounge with arch leading to dining room/living room which boasts an attractive fireplace with living flame gas stove and patio door leading to rear courtyard. The kitchen has an attractive range of base units, stainless steel sink unit, integrated electric oven, gas hob, dishwasher and under stairs storage cupboard.

On the first floor there is a landing with over stairs cupboard, main double bedroom, good sized single bedroom and a spacious modern three piece bathroom housing a bath with mixer shower over, wash basin, wc and useful utility area with plumbing for automatic washing machine..

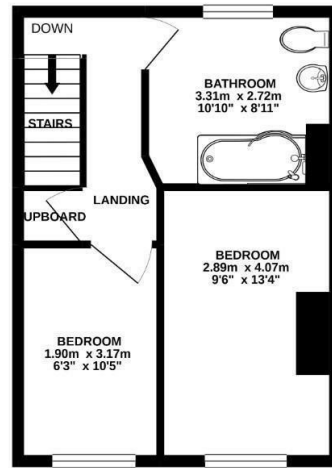
Externally to the rear of the property is a pretty courtyard garden with raised beds and Indian stone flagged patio.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating.

GROUND FLOOR
35.3 sq.m. (380 sq.ft.) approx.



1ST FLOOR
31.3 sq.m. (337 sq.ft.) approx.



TOTAL FLOOR AREA : 66.6 sq.m. (717 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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