



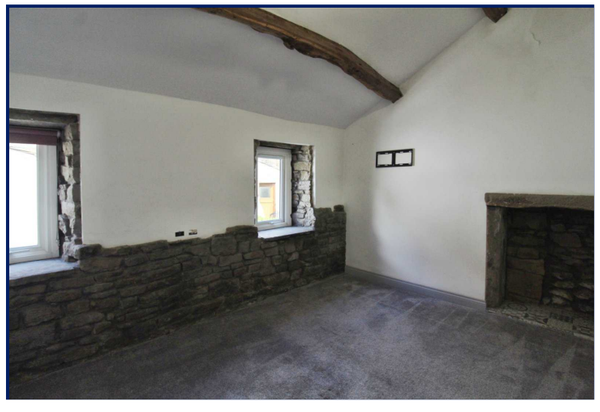












Selbourne Terrace, Earby,
Barnoldswick, Lancashire, BB18

Asking Price: £170,000
Freehold

Reeds Rains

reedsrains.co.uk

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Asking Price: £170,000 Freehold

Council Tax Band: B
EPC Rating: D

Reeds Rains are delighted to introduce to the market this charming THREE bedroom mid-terraced cottage in the heart of idyllic village of Earby, Barnoldswick.

This delightful chain-free property would be ideal for first-time buyers, growing families and investors alike.

The ground floor provides a fabulous open plan kitchen/living space in addition to a useful utility room and separate cloakroom.

The first floor offers a spacious landing area, THREE bedrooms plus a contemporary bathroom.

Externally the property boast a delightful raised patio area and off street parking for one vehicle.

Chain free!

Ground Floor

Lounge
17' (5.18) x 13'8" (4.17) (maximum into stairs)

Kitchen
4'9" (1.45) (minimum) x 11'7" (3.53) (minimum)

Cloakroom
4'2" x 5'2" (1.27m x 1.57m)

Utility Room
9'7" (2.92) (maximum) x 7'2" (2.18) (maximum reducing to 5'2" (1.57) at entrance)

First Floor

Bedroom One
7'8" x 12'5" (2.34m x 3.78m)

Bedroom Two
9'6" x 12'4" (2.9m x 3.76m)

Bedroom Three
6'9" (2.06) (minimum at entrance extending to 9'5" (2.87)) x 6'7" (2) (maximum)

Bathroom
4'5" x 7'1" (1.35m x 2.16m)

Externally
Raised patio area and off street parking for one vehicle.

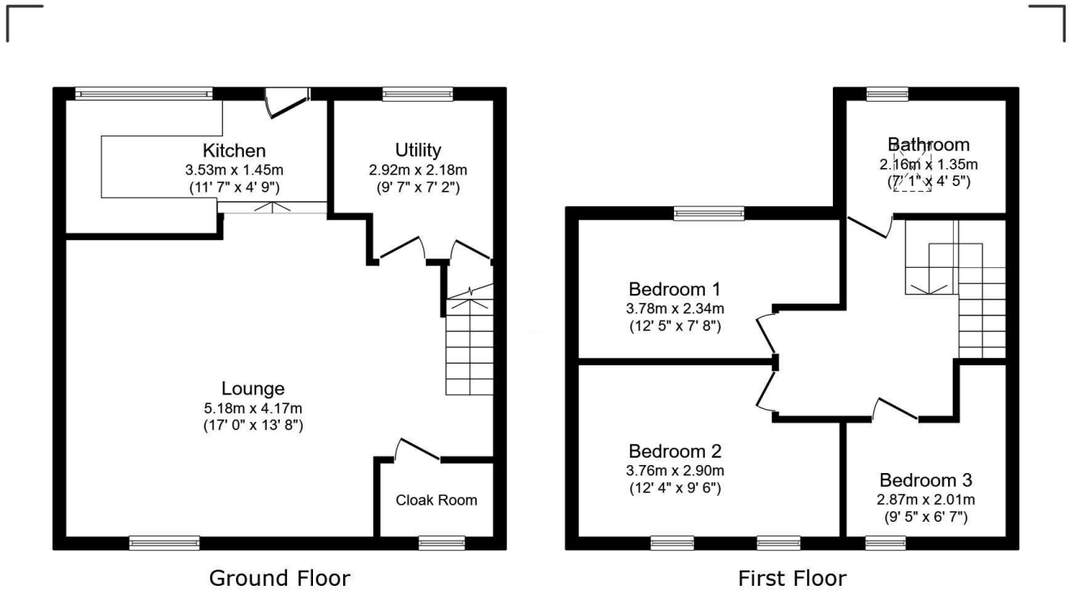
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area: 96.4 sq.m. (1,038 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Reeds Rains

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Other important information which you will need to know about this property can be found at reedsrains.co.uk