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Sale



3 Shuttleworth Street  
Earby  
Barnoldswick BB18 6QN

£129,950



### Key Features:

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

Tenure: Freehold  
EPC Rating: B  
Council Tax Band:



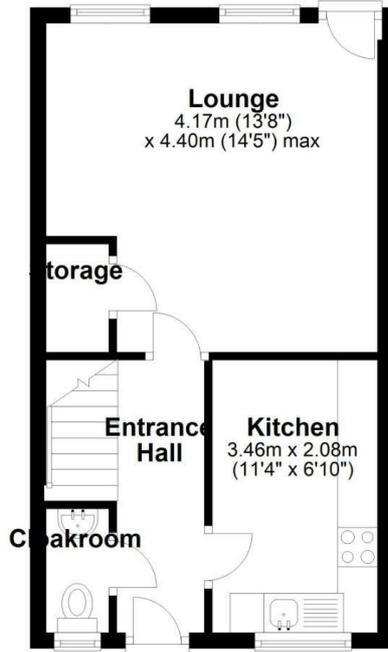
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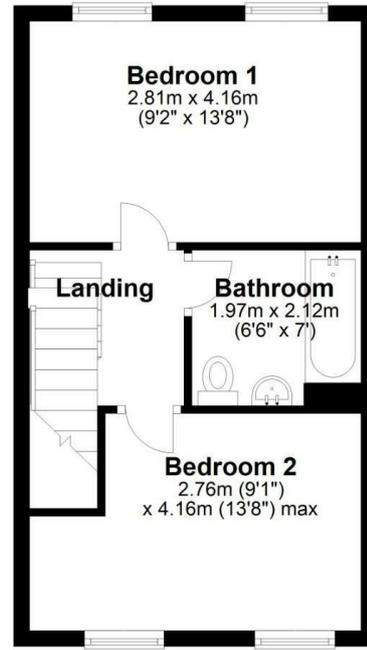
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# 2 BEDROOM House - Terraced

## Ground Floor



## First Floor



## Main Description:

Providing an ideal purchase for the first time buyer or downsizer 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 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