

# MARSH & MARSH PROPERTIES

2 Victoria Crescent, Earby, BB18 6UL

£199,950



2 Victoria Crescent is a beautifully presented, modern styled, family orientated, four bedroomed townhouse, situated in a charming row, positioned on the outskirts of the well regarded and connected town of Earby. If you are looking for the ideal property for a growing family, professional couple or anyone that has been searching for that “special something” - this is the house for you. The property offers ample private parking owing to the two long, brick paved, driveway parking spaces to the rear elevation, in addition to the ample visitor and public parking in the local vicinity. To the front of the property is a flagged forecourt, which borders the front access pathway, which offers a welcoming reception to the property, as well as increasing the privacy and kerb appeal. To the rear of the building is a low-maintenance, decked and artificial lawned garden, creating the ideal place to sit back and relax, enjoy a glass of wine or have a barbeque. As soon as you arrive you will immediately get that welcoming feeling.

This property is certainly a real “TARDIS”, offering a surprising amount of space throughout that you must see in person in order to fully appreciate. Its open plan style ground floor lends itself to modern family life, with its well-appointed dining kitchen and spacious living room that offers ample space for a three piece suite. The property also features four bedrooms (one with en-suite bathroom) located over two floors and with a family bathroom. The boarded eaves offers a fantastic amount of additional storage space, ideal for suitcases and family keepsakes. Owing to its modern style and décor, any prospective purchaser could move in with little work required.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)

Earby is a well-regarded and presented locale, offering a fantastic range of amenities, shops and services right on your doorstep. Its well-connected position offers quick and easy access to Colne, Barnoldswick and Skipton, all within a short commute. The property is also close to local good schools, all within easy driving distance. Colne train station is just 4.5 miles away and Skipton train station 5.6 miles, offering easy access to rail connections in addition to the LNER service to London. Earby has plenty of well-regarded public houses and restaurants that attract people from the surrounding area and features plenty of walks. Being on the doorstep to the countryside offers a picturesque surround that will impress and delight.

Owing to the fantastic number of features on offer with this well-presented family home, including its four bedrooms, well connected location and ample private parking, an appointment to view is essential in order to fully appreciate this charming property.

From the front of the property a wooden door opens into the

### HALLWAY



A welcoming reception as you step inside the property offering the ideal first impression. The long hallway features a matted entrance area, vinyl tile flooring, single radiator, two central light fittings, generous under-stairs cupboard storage space and smart control thermostat.

From the hallway a wooden door opens into the

### LIVING ROOM

A spacious and open plan style living room that offers ample space for a three piece suite along

with additional furniture. An electric fireplace, set on a granite hearth and with a wooden mantelpiece, creates the ideal central focal point for the whole room. The living area is bathed in natural light owing to the two large double glazed windows to the front elevation, overlooking the front forecourt. With a carpeted floor, double radiator, central chandelier style light fitting and a television access point.



From the living room an open plan style archway leads directly into, or from, the hallway. A wooden door opens into the

### DINING KITCHEN

A large and spacious dining kitchen offers the ideal family communal space. To one side of the room

there is plenty of space for a large family dining table, along with additional furniture. A wooden door offers access to the rear gardens and parking spaces. The room is beautifully illuminated via two modern central light fittings, numerous ceiling inset spotlights and under cabinet light fittings in addition to the natural light from the two rear facing double glazed windows. The kitchen space features a "U" shaped set of laminated work surfaces, all with over and under counter cupboards and drawers offering a large amount of storage space. With an integrated gas hob, integrated oven, stainless steel extractor hood, vinyl tile flooring, tiled splashbacks, integrated fridge/freezer, plumbing for a washing machine, integrated dishwasher and a stainless steel sink with mixer tap.



From the hallway a wooden door opens into the

### WC



A fantastic addition to the property offering ground floor facilities. With a close coupled toilet, vanity inset washbasin, stainless steel towel radiator, tiled flooring, tiled splashbacks, central light fitting and an extractor fan.

From the hallway a carpeted staircase leads up to the

### LANDING

With two central light fittings, single radiator and carpeted floor.

From the landing wooden doors open into

### BEDROOM 2



A large second bedroom that can easily accommodate a king sized bed along with additional bedroom furniture. Bedroom 2 overlooks the rear gardens via its double glazed window. With a carpeted floor, central light fitting and double radiator.



**BEDROOM 3**



Another fantastic bedroom that again can accommodate a king sized bed along with additional bedroom furniture. With a large double glazed window to the front elevation, carpeted floor, central light fitting and a double radiator.

**BEDROOM 4**

A rather spacious fourth bedroom that is ideal for use as a work from home office space, child's bedroom or guest room. With a carpeted floor, central light fitting, single radiator and a double glazed window to the rear elevation.



**FAMILY BATHROOM**



A neatly laid out house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, over bath rainfall style shower, glass splash guard, close coupled toilet, pedestal washbasin, stainless steel towel radiator, frosted double glazed window to the front elevation, tiled walls, vinyl flooring, omni-directional ceiling spotlights and an extractor fan.

From the landing a carpeted staircase leads up to a wooden door that opens into

**BEDROOM 1**



A rather large and spacious master bedroom that

will accommodate a king sized bed along with additional furniture. The master bedroom features a large Velux window to the rear elevation, carpeted floor, double radiator and ceiling mounted omni-directional light fitting.



From the master bedroom wooden doors open into its

### EN-SUITE



Another well-presented and laid out space, the en-suite features a whirlpool style panel bath, pedestal washbasin, tiled floor, tiled splashbacks, wall mounted light fitting and an extractor fan.

### WC

With a tiled floor, wall mounted corner washbasin, close coupled toilet, wall mounted light fitting and an extractor fan.

Small wooden access doors offer access into the

### EAVES

The eaves of the property have been boarded to both sides of the house offering a fantastic amount of storage space, ideal for suitcases, decorations or family keepsakes.

### GARDENS

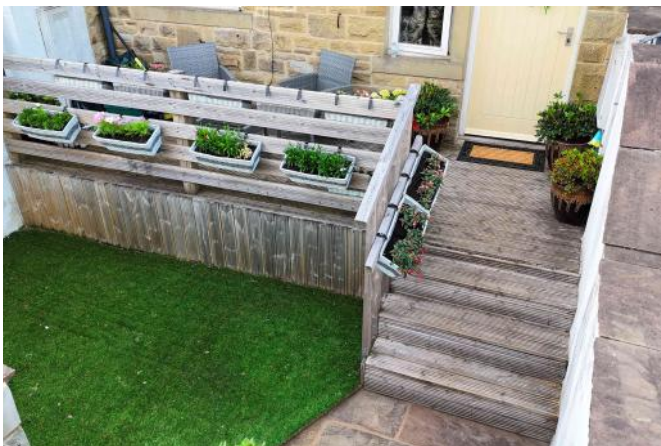


To the front of the property is a stone flag patio garden, ideal for potted plants and seating space. Owing to its elevated nature it offers an element of privacy from the front elevation and creates a charming kerb appeal. The front garden accommodates a shared access pathway for residents.



To the rear of the property is a fully enclosed, multi-tier garden. Featuring a patio access pathway that leads to wooden steps leading up to a raised decked seating area; ideal for a barbeque or sitting out and enjoying a glass of wine. The lower area features an artificial lawned garden,

the perfect place for children and pets to play in a secure setting. A wooden gate, to the rear, offers access to the private parking spaces.



### PARKING



The property benefits from brick paved driveway parking, to the rear of the property, for two cars. There is ample additional on-street and public parking in the local vicinity.

### GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of double glazing and gas central heating.

### TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

## LOCATION



What3words: [///spouse.snippets.actual](https://www.what3words.com/?q=///spouse.snippets.actual)

Google Plus Code: WV84+RR4 Barnoldswick

For sat nav users the postcode is: BB18 6UL

## MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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