



6 Lincoln Road,  
Earby



# 6 Lincoln Road

## Earby

### BB18 6QE

**Guide Price: £125,000**

- Excellent Location
- Three Bedrooms
- Enclosed Rear Yard
- Double Glazing
- Gas Central Heating
- Of Interest to Owner Occupiers or Investors

In more detail the property comprises:-

**Open plan Living Room/Dining Room; Good sized gallery style Kitchen with understairs Pantry/Store; Landing; Bathroom with shower over bath and tiled floor; Two Double Bedrooms; Single Bedroom; Rear Yard.**

Barnoldswick : 3.7 miles

Colne: 5.2 miles

Skipton : 7.6 miles

Manchester: 38.9 miles

#### GENERAL DESCRIPTION

A deceptively spacious 3 bedroom mid-terraced property located on a quiet street in Earby, perfectly positioned within easy walking distance to all local amenities.

The property offers generous and comfortable accommodation supporting a wide array of individual or collective family activities.

Earby is situated in the borough of Pendle on the Yorkshire/Lancashire border and boasts a range of shops, public houses and a primary school together with good access to walks in the local countryside.

The village is strategically placed for the East Lancashire and West Yorkshires conurbations, as well as the National Motorway network via the M65 and within twenty minutes of the historic market town of Skipton, gateway to the Yorkshire dales.



#### TENURE

The property will be sold freehold with vacant possession granted upon completion.

#### SERVICES

All mains services are connected to the property which benefits from a gas fired hot water and central heating system.

#### COUNCIL TAX

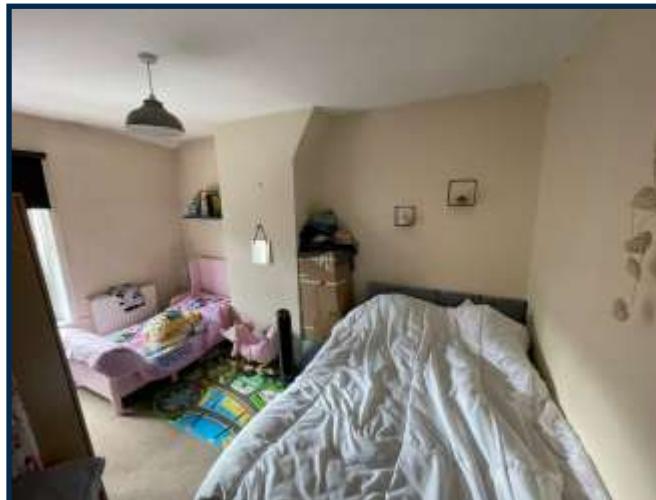
The property is in Council Tax Band A. The normal charge for Band A properties in Earby for 2022/2023 is £1,474.

#### EPC

The property has a D Rating.

#### VIEWING

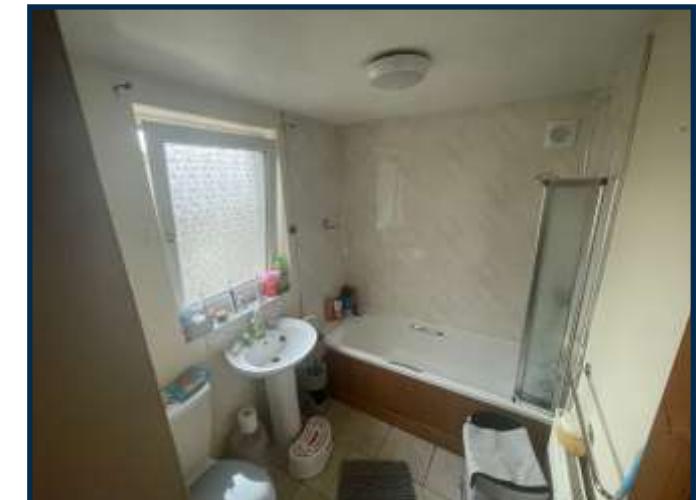
Strictly by appointment with Sole Selling Agents, WBW Surveyors Ltd. Please contact Lisa Bickerton or Chloe Winter on 01756 692900.



#### DIRECTIONS

Entering from the North along the A56, continue along the A56, shortly after the turning on your left for School Lane make a sharp left onto Lincoln Road. The property is situated on the left hand side where a 'For Sale' board will be erected.

Details prepared: September 2022



## Floorplan

### Ground Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



### First Floor

Approx. 36.3 sq. metres (412.4 sq. feet)



## EPC

