



113 Skipton Road, Colne, Lancashire

BB8 0NX



PROPERTY DESCRIPTION

Early viewing is strongly recommended on this extremely appealing, garden fronted mid terraced house, which provides generously proportioned living space and would be absolutely perfect for either first time buyers or a young family. Located in a popular residential area, this substantial home is well presented and tastefully furnished throughout and benefits from a large, impressive enclosed rear yard/patio, which has been attractively laid with Indian stone flags. Well situated, this excellent abode is conveniently accessible to both Primary and Secondary Schools, as well as Sainsburys, North Valley Retail Park & St Georges playing fields.

Complemented by pvc double glazing and gas central heating, run by a gas condensing combination boiler, the accommodation briefly comprises an entrance vestibule, a pleasant sitting room, with a contemporary wall mounted living flame gas fire and a partially open staircase, a spacious living/dining room, laid with attractive wood finish laminate flooring, also featuring a wall mounted stone fireplace with a living flame gas fire, and a good sized kitchen, fitted with modern cream gloss units and appliances, namely a built-in electric oven, a five ring gas hob, an integral dishwasher, fridge/freezer and washing machine. There are two good sized bedrooms on the first floor, both with built-in wardrobes, and a bathroom, fitted with a modern three piece white suite, with a shower over the bath. On the second floor, the huge attic provides a superb double bedroom, a separate washroom, fitted with a two piece white suite, and a large, extremely useful under eaves storage room.



FEATURES

- Appealing Garden Fronted Terraced House
- Well Presented & Tastefully Furbished
- Convenient for Schools & Amenities
- Vestibule & Sitting Rm with Modern Gas Fire
- Spacious Liv/Din Rm with F'place & Gas Fire
- Good Sized Ftd Kitchen inc. Appliances
- 2 Decent Sized FF Bedrms with Ftd W'robes
- Modern 3 Pc Bathrm - Shower Over Bath
- Huge Attic inc. Dble Bedrm, Washrm & Store Rm
- Large, Impressive Stone Flagged Yard/Patio
- PVC Double Glazing & Gas Central Heating
- Early Internal Viewing Highly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Double glazed, frosted glass composite entrance door, with a window light above. Part glazed internal door opening into the sitting room.

Sitting Room

14' 6" into alcoves x 11' 7" plus recess (4.42m into alcoves x 3.53m plus recess)

This extremely pleasant room features a contemporary wall mounted living flame gas fire and has a pvc double glazed window, radiator and partially open staircase to the first floor, with a spindled balustrade.

Living/Dining Room

14' 6" into alcoves x 13' 2" plus recess (4.42m into alcoves x 4.01m plus recess)

This generously proportioned second reception room is laid with attractive wood finish laminate flooring and also boasts a very attractive and unusual carved stone circular fireplace, recessed into the chimney breast and fitted with a living flame gas fire. Radiator, pvc double glazed window and under-stairs storage cupboard.

Kitchen

13' 4" x 6' 10" (4.06m x 2.08m)

A particularly impressive attribute of this lovely family home, the good sized, stylishly furnished kitchen is fitted with cream gloss fronted units, laminate work tops and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a five ring gas hob, with an extractor canopy over, an integral fridge freezer, slimline dishwasher, washing machine and tumble dryer. The kitchen is flooded with natural light from two pvc double glazed windows and two roof lights and there are also downlights recessed into the ceiling, a wall mounted electric heater, tiled floor and composite external door leading out to the rear.

First Floor

Landing

Spindled balustrade, radiator and enclosed stairs to the second floor.

Bedroom One

11' 4" to wardrobe fronts, plus recess x 11' 5" (3.45m to wardrobe fronts, plus recess x 3.48m)

This large double room has fitted wardrobes, with sliding mirror fronted doors, extending the full length of one wall and also built into one chimney breast alcove, which provide fantastic storage space. It also has a pvc double glazed window and a radiator.

Bedroom Two

10' 5" x 7' 8" (3.17m x 2.34m)

Providing a small double or large single room, which has a built-in double wardrobe, a pvc double glazed window and a radiator.

Bathroom

Fitted with a modern three piece white suite, comprising a P shaped shower bath, with a fixed rainfall style shower head over as well as an additional flexible shower head, a w.c. and wash hand basin, with a mixer tap. PVC double glazed, frosted glass window, radiator/heated towel rail, downlights recessed into the ceiling and a built-in cupboard, housing the gas condensing combination central heating boiler,

Second Floor

Landing

Spindled balustrade and downlights recessed into the ceiling.

Attic/Bedroom Three

14' 7" x 13' 11" with restricted head room in places (4.45m x 4.24m with restricted head room in places)

Providing a superb double room, with a double glazed Velux window and radiator.



Washroom

Fitted with a white two piece suite, comprising a Saniflo w.c. and a wash hand basin, with a mixer tap and cabinet below. Double glazed Velux window and downlights recessed into the ceiling.

Store Room

14' 7" x 8' 8" with restricted head room (4.45m x 2.64m with restricted head room)

This useful room provides excellent storage space and has a radiator.

Outside

Front

Nice sized garden forecourt.

Rear

Yet another extremely impressive and beneficial asset of this great family home, the large, enclosed rear yard is laid with Indian stone flags and provides an superb outside play area for children. It has a cold water tap and a timber shed.

Directions

Proceed into Colne on the A56, from Foulridge, along Skipton Road. Go past Noyna Avenue and Castle Road on the left, and also past the King George Playing Fields on the left. The property is in the row of terraced houses on the right immediately after the Zebra crossing.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

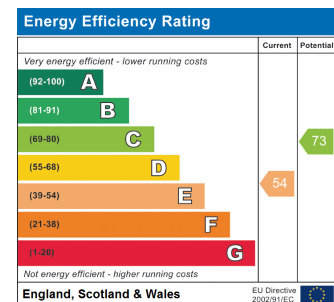
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House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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FLOORPLAN

Ground Floor

Approx. 46.4 sq. metres (499.0 sq. feet)



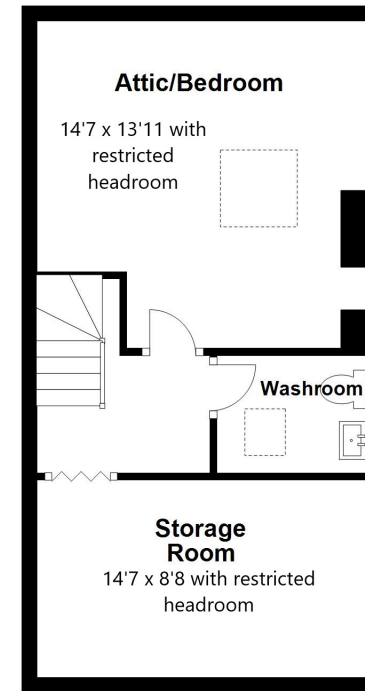
First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



Second Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



Total area: approx. 119.9 sq. metres (1290.8 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

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