



168 Keighley Road, Colne, Lancashire
BB8 0PJ



PROPERTY DESCRIPTION

We are pleased to offer for sale this substantial garden fronted end terraced house, which has the considerable advantage of a wonderful open aspect from the front, overlooking Colne Cricket Field and Bowling Club and a single garage at the rear, which has an EV point for charging an electric car. Situated in a highly sought after residential area, within easy reach of amenities, such as the row of shops at Heifer Lane, the town centre and both Primary Schools and Park High School, this deceptively spacious abode would be perfect for the larger family unit, is tidily presented and maintained and strongly recommended for an internal viewing.

FEATURES

- Superior Garden Fronted End Terr Hse
- Deceptively Spacious Accommodation
- Highly Sought After Residential Area
- Wonderful Open Aspect from the Front
- Excellent, Tidily Presented Family Home
- Ent Vest, Hall & Lounge with Bay Window
- Spacious Living/Dining Room & Rear Porch
- Attractively Ftd Kitchen with Oven & Hob
- 3 Good Sized Double Bedrooms incl. Attic
- 3 Pc Bathroom, White Suite & Separate WC
- Yard, Basement/Utility & Single Garage
- PVC DG & GCH – Viewing Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Part glazed entrance door, with a frosted glass window light above. Frosted glass internal door, opening into the hall.

Hall

Stairs to the first floor and a radiator.

Lounge

17' 0" into bay x 11' 5" into alcoves (5.18m into bay x 3.48m into alcoves)

An extremely spacious, light and airy room, which has a large pvc double glazed bay window, a fireplace, with a tiled inset and hearth, fitted with an electric fire, coving to the ceiling and a radiator.

Living/Dining Room

15' 11" x 11' 0" plus alcove (4.85m x 3.35m plus alcove)

Another generously proportioned reception room, with a tiled fireplace, radiator, pvc double glazed window, in the gable elevation, an additional window, looking into the rear porch, and a built-in drawer unit.

Kitchen

10' 4" x 9' 10" (3.15m x 3.00m)

The kitchen is a nice size and fitted with attractive, modern shaker style units, wood finish laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine or dishwasher, a pvc double glazed window, built-in storage cupboards and an under-stairs storage cupboard, with fitted shelves and an electric light. Part glazed door opening into the rear porch.

Rear Porch

PVC double glazed windows and a pvc double glazed external door.

First Floor

Landing

Spindled balustrade and enclosed stairs to the second floor.

Bedroom One

14' 2" x 14' 1" plus alcove (4.32m x 4.29m plus alcove)

Benefiting from a lovely open aspect/views from the front, over the cricket field and bowling club and beyond, this large double bedroom has two pvc double glazed windows, a built-in double wardrobe, with storage cupboards above, and a radiator.

Bedroom Two

15' 11" x 9' 8" into alcoves (4.85m x 2.95m into alcoves)

The second double bedroom is also a very good size and has a radiator and a pvc double glazed window, benefiting from the rural outlook from the rear.

Bathroom

Fitted with a three piece white suite, comprising a bath, with a mixer tap and tiled splashback, a pedestal wash hand basin and a separate shower cubicle, fitted with an electric shower. Part tiled walls, pvc double glazed, frosted glass window, radiator and built-in storage cupboards.

Separate WC

Fitted with a white w.c. and also having a pvc double glazed, frosted glass window.

Second Floor

Landing

Attic/Bedroom Three

18' 0" x 8' 8" extending to 14' 2" into recesses (5.49m x 2.64m extending to 4.32m into recesses)

This large third double bedroom has a radiator, pvc double glazed Velux window and access to under the eaves.

Outside

Front

Garden forecourt, planted with shrubs, heathers, a conifer and flowering plants.

Rear

Enclosed, crazy paved yard. Steps leading to basement.

Basement

11' 8" x 9' 11" (3.56m x 3.02m)

An extremely useful room, providing a utility area and suitable for any number of other purposes too, which has a Belfast style sink, pvc double glazed window, radiator, plumbing for a washing machine, electric power and light and houses the gas condensing combination central heating boiler.

Garage

15' 8" x 9' 9" (4.78m x 2.97m)

The single garage has a folding wood door, electric power and light and an EV charging point for an electric car.

Directions

Proceed into Colne from Foulridge on the A56, along Skipton Road. At the large roundabout take the second exit, continuing on Skipton Road, then turn left at the traffic lights at the top of Skipton Road into Keighley Road. Go past the Cemetery on the right and the property is on the right.

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

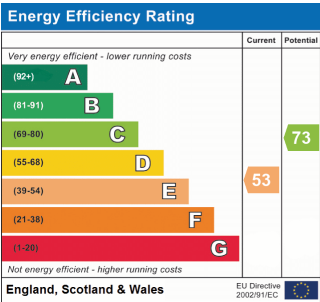
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

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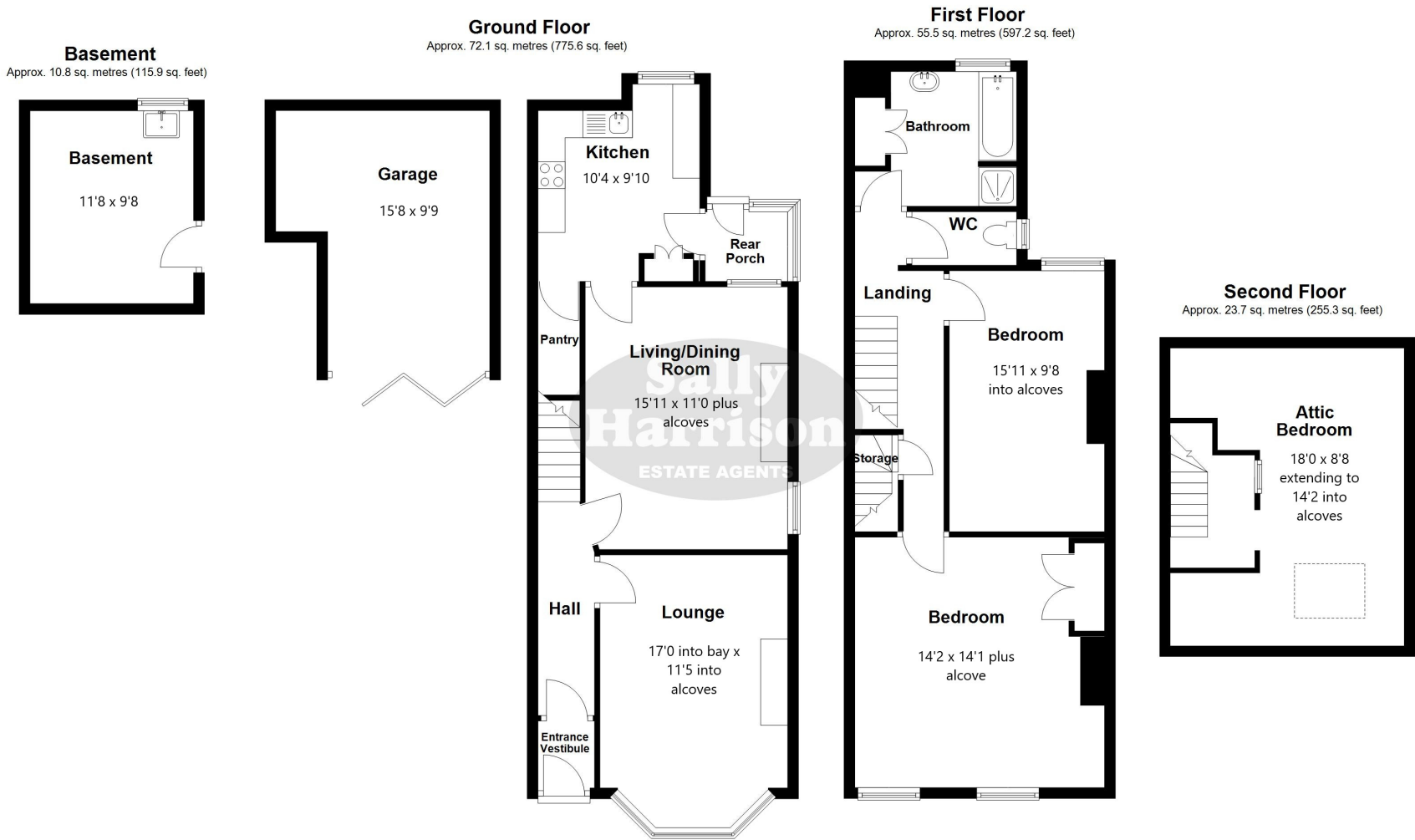
House to Sell?

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

13E25TT/30F25TT



FLOORPLAN



Total area: approx. 162.0 sq. metres (1743.9 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 warrant 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.

Plan produced using PlanUp.

