





PROPERTY DESCRIPTION

We are delighted to offer this truly immaculate and extremely impressive garden fronted, mid terraced house, which has been tastefully re-furbished to a very high standard throughout in recent years by the current owners and provides well-proportioned family living space. This beautiful home offers a whole host of desirable attributes and internal viewing is absolutely essential to fully appreciate the many appealing features this particularly alluring home has to offer. Situated in an especially sought-after residential area towards the outskirts Colne, conveniently located a short walk from a parade of shops, the Blossom Tree Childcare Centre and the Morris Dancers pub, as well as being within comfortable walking distance of Park High School and just a short drive from the town centre and a number of larger retailers and supermarkets, including Sainsbury's, Aldi and Lidl.

FEATURES

- Desirable Garden Frntd Stone Built Hse
- Beautifully & Tastefully Presented
- Highly Sought After Loc – Close to Amenities
- Perfect Home for FTB's or Young Family
- Vestibule, Hall, Lounge & Living/Dining Rm
- Attractive Ftd Kitchen inc. Oven & Hob
- 2 Decent Sized Bedrms inc. Large Attic
- Stylish 3 Pc Bathrm – Shower Over Bath
- Enclosed R/Yard & Useful Outbuildings
- PVC DG & Gas CH – Early Vwg Highly Rec.





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Attractive double glazed, frosted glass composite entrance door, with a pvc double glazed window light above. An oak internal door, also with a window light above, leads into the hall.

Hall

Stairs to the first floor, radiator and wood effect laminate flooring.

Lounge

12' 1" x 11' 6" into alcoves (3.68m x 3.51m into alcoves)

The delightful room features a contemporary, remote controlled gas fire, recessed into the chimney breast, and has a pvc double glazed window, wall light points, a radiator, part glazed oak double doors opening into the adjoining living/dining room.

Living/Dining Room

14' 10" plus recess x 12' 4" into alcoves (4.52m plus recess x 3.76m into alcoves)

This spacious second reception room features pvc double glazed French doors, incorporating Venetian style blinds, which open out to the rear yard, is laid with attractive wood finish laminate flooring and has a stylish radiator.

Kitchen

8' 9" x 6' 10" (2.67m x 2.08m)

The attractively furbished kitchen is fitted with gloss fronted units, 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 an extractor hood over, plumbing for a washing machine, a pvc double glazed window, tiled floor and pvc double glazed frosted glass external door. The gas central heating boiler is concealed in a cupboard matching the units and there is also a useful under-stairs storage cupboard/pantry, with fitted shelves and an electric light.

First Floor

Landing

PVC double glazed window and enclosed stairs to the second floor, with an under-stairs storage cupboard..

Bedroom One

12' 11" x 12' 0" (3.94m x 3.66m)

Benefitting from a lovely open aspect and rural views over the surrounding countryside, this well proportioned double room has built-in wardrobes, a pvc double glazed window and radiator.

Bedroom Two

9' 0" x 8' 7" plus recess (2.74m x 2.62m plus recess)

This small double or large single room has a pvc double glazed window, a contemporary radiator and built-in storage cupboard, which houses the hot and cold water tanks.

Bathroom

8' 6" x 5' 4" (2.59m x 1.63m)

Fully tiled, the stylish bathroom is fitted with a three piece white suite, comprising a double ended bath, with a central mixer tap, an electric shower over and glazed shower screen, a w.c. and a pedestal wash hand basin, with an illuminated vanity mirror above. It also has a chrome finish radiator/heated towel rail and downlights recessed into the pvc lined ceiling.

Second Floor

Attic Room

16' 10" x 13' 8" less stairwell (5.13m x 4.17m less stairwell)

A fantastic room, with a double glazed Velux window, a wash hand basin and under-eaves storage.

Outside

Front

Forecourt, laid with artificial grass.

Rear

Enclosed, paved yard, with outbuildings, an external light and cold water tap.

Directions

From Colne town centre, proceed on the B6250 along Keighley Road towards Trawden and Laneshawbridge. Go past The Grange Nursing Home to the roundabout and take the third exit off the roundabout onto the A6068, continuing on Keighley Road. Take the first turning on the right into Cotton Tree Lane, go past the right turning into Monmouth Street and turn next right into Boulsworth Grove.

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

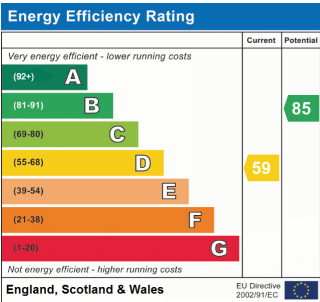
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?

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

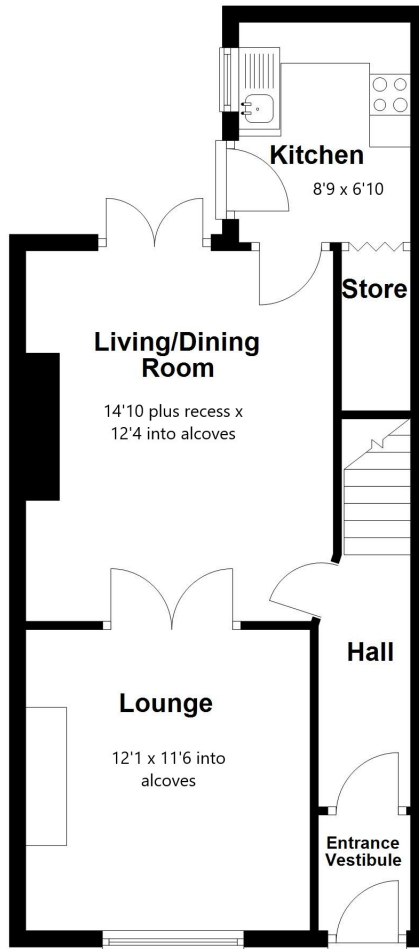
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FLOORPLAN

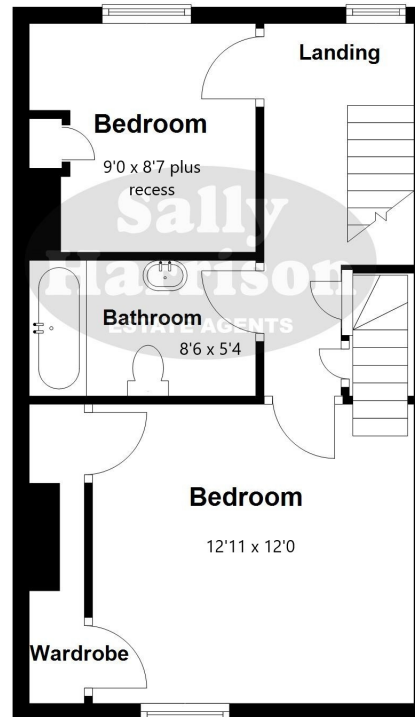
Ground Floor

Approx. 45.0 sq. metres (483.9 sq. feet)



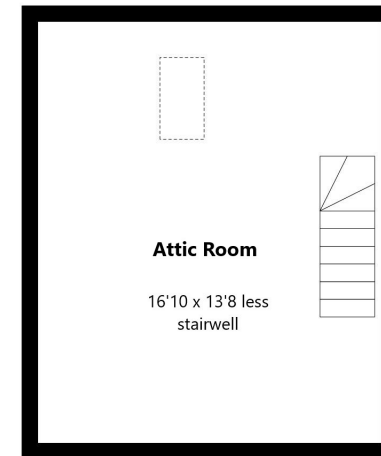
First Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



Second Floor

Approx. 21.6 sq. metres (232.2 sq. feet)



Total area: approx. 105.1 sq. metres (1130.8 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 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.