



167 Skipton Road, Colne, Lancashire
BB8 0NY



PROPERTY DESCRIPTION

Located in a sought-after residential area, towards the outskirts of Colne, close to the border with Foulridge, this stone-built, bay windowed and garden fronted mid terraced house is a really excellent and spacious family home, which has the considerable advantage of a good sized attached garage at the rear, with internal access, and also the noteworthy benefit of a lovely open aspect from the front, as it directly overlooks the King George V Park & Playing Fields. Set in the catchment area for St Michael & All Angels Primary School, Lake View Children's Nursery and Park High School, this extremely appealing, tidily presented abode does require some general improvement and modernisation, allowance for which is reflected in the reasonable asking price, but it has great potential and is a must for early viewing.

FEATURES

- Desirable Bay/Garden Fronted Terr House
- Sought After Res. Area – Overlooking a Park
- Spacious Family Home with Attached Garage
- Req's Updating but Great Potential & Scope
- Vestibule, Hall & 2 Good Sized Recep. Rms
- Extndd, Attractive, Modern Ftd Kit inc. Appl'ces
- 3 Generous Double Bedrms inc. SF Attic
- 3 Piece Bathroom – Majority PVC DG
- Enc. Rear Yard – Early Viewing Strongly Rec.
- Ideal for FTB's Wanting a Renovation Project





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Attractive, original solid wood entrance door, with a window light above. Frosted glass internal door, with a window light above, leading into the hall.

Hall

Coved ceiling and stairs to the first floor.

Lounge

11' 4" plus bay x 9' 6" plus alcoves (3.45m plus bay x 2.90m plus alcoves)

This pleasant and very light and airy room has a large pvc double glazed bay window, a fireplace, fitted with an electric fire, a picture rail and coved ceiling.

Living/Dining Room

13' 6" x 12' 11" plus alcoves (4.11m x 3.94m plus alcoves)

This spacious second reception room features a carved resin fireplace, with a marble inset and hearth, fitted with a living flame gas fire and has built-in storage cupboards and display shelves in the chimney breast alcoves, wall light points, a pvc double glazed window and a useful under-stairs storage cupboard, with fitted shelves and an electric light.

Extended Kitchen

13' 2" plus recesses x 6' 2" plus bay (4.01m plus recesses x 1.88m plus bay)

The nicely sized kitchen is well equipped with a range of modern, attractive light wood units and drawers, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven/grill, microwave/oven, gas hob, with a stainless steel extractor canopy over, an integral fridge and freezer, a small integral, vented dryer and a washing machine. There is a pvc double glazed bay window, a further small pvc double glazed window, access to the loft space, downlights recessed into the ceiling, a pvc external door and a door giving internal access to the attached garage.

First Floor

Landing

Spindled balustrade and enclosed stairs to the second floor.

Bedroom One

14' 8" into alcoves x 11' 5" (4.47m into alcoves x 3.48m)

This good sized double room has a pvc double glazed window, from which there is a lovely open aspect over the park opposite, a wall mounted gas fire and a useful under-stairs storage cupboard, which has wall mounted coat hooks and a fitted shelf.

Bedroom Two

11' 2" x 7' 6" (3.40m x 2.29m)

Providing a large single or small double room, with a pvc double glazed window, which has an open outlook.

Bathroom

11' 2" x 5' 5" plus recess (3.40m x 1.65m plus recess)

Fitted with a three piece white suite, comprising a bath, with a splashback, a w.c. and a pedestal wash hand basin, with a splashback and mirror above. It also has a pvc double glazed, frosted glass window and a built-in cupboard, which houses the hot and cold water tanks.

Second Floor

Attic/Bedroom Three

16' 9" x 13' 5" plus recess, less stairwell (5.11m x 4.09m plus recess, less stairwell)

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

Outside

Front

Garden forecourt, with a stone flagged pathway, which extends along the front of the house.

Rear

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

Garage

16' 2" x 8' 11" (4.93m x 2.72m)

A particularly beneficial asset of this excellent family home is the attached garage, which has an up and over door, a frosted glass window, a frosted glass personal door in the side and electric power and light.

Directions

Proceed into Colne on the A56, from Foulridge, along Skipton Road. Go past Noyna Avenue and Castle Road on the left, and the property is on the right hand side across from the King George Playing Fields on the left.

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

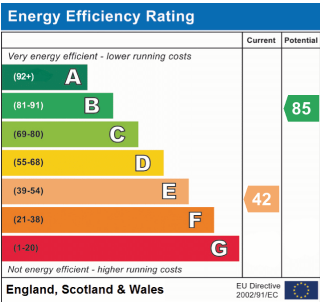
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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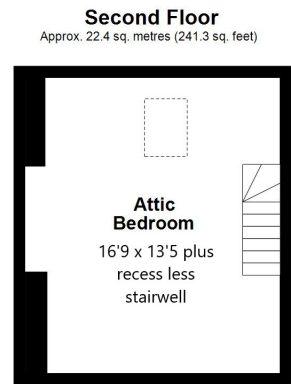
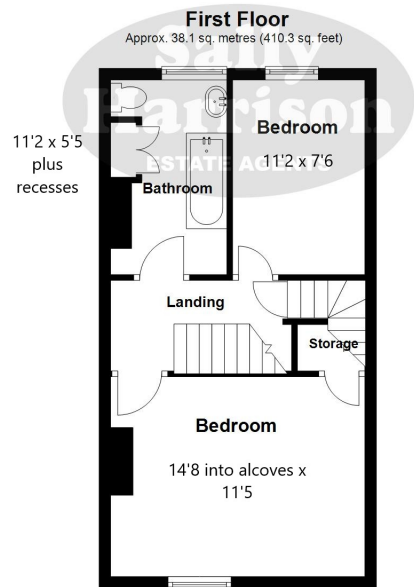
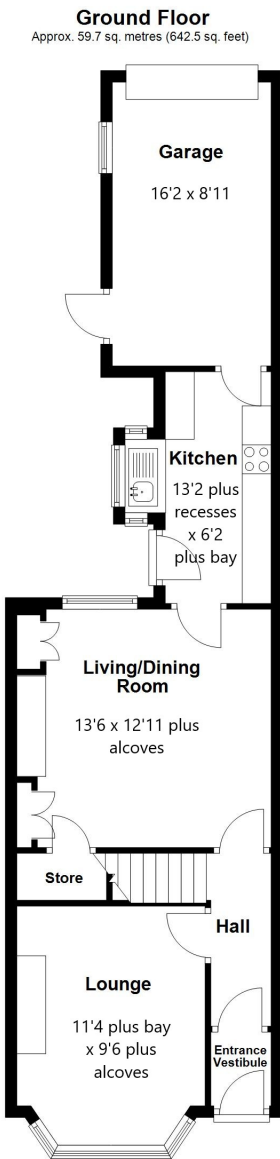
House to Sell?

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

13E25TT/04G25TT



FLOORPLAN



Total area: approx. 120.2 sq. metres (1294.1 sq. feet)

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