





PROPERTY DESCRIPTION

This superior, bay fronted mid terraced house is located in a highly sought after residential area, with Alkincoats Park being right on the doorstep and conveniently situated for access to the M65 motorway. Providing an exceptional, well proportioned family home, this appealing dwelling offers well presented, tastefully furnished living space, which would be suitable for a wide range of prospective buyers, and an early viewing is strongly recommended in order to fully appreciate the many enticing attributes offered by this lovely abode.

FEATURES

- Superior Bay Fronted Mid Terr House
- Desirable Loc – Close to Alkincoats Park
- Deceptively Spacious & Tastefully Pres'td
- Vestibule, Hall & Lounge - F'place & Gas Stove
- Living/Dining Room with French Doors
- Ftd Kitchen with Built-in Oven/Grill & Hob
- 3 Dble Bedrms inc. Attic Rm (Potential for 4)
- Large Bathrm – 4 Pc White Suite Sep. Shwr
- PVC DG & Gas CH – New Boiler Dec 2024
- Early Viewing Strongly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a window light above. Feature frosted and stained glass internal door opening into the hall.

Hall

Stairs to the first floor, radiator, dado rails and ornate ceiling corbels.

Lounge

12' 5" plus bay x 10' 2" plus alcoves (3.78m plus bay x 3.10m plus alcoves)

This delightful room features a large pvc double glazed bay window and a fireplace, recessed into the chimney breast, with a tiled hearth and fitted with a gas stove. Coved ceiling, dado rail, radiator and part glazed double doors opening into the living/dining room.

Living/Dining Room

13' 9" x 11' 0" plus alcoves (4.19m x 3.35m plus alcoves)

This well proportioned second reception room is laid with quality wood effect laminate flooring and has pvc double glazed French doors, leading out to the rear patio/yard, a radiator and dado rail.

Kitchen

10' 8" plus recess x 7' 11" plus bay (3.25m plus recess x 2.41m plus bay)

Fitted with a range of grey painted units and drawers, wood effect laminate worktops, tiled splashbacks and a single drainer sink, with a mixer tap, the kitchen also has a built-in gas oven, separate gas grill, gas hob and plumbing and space for a washing machine. PVC double glazed bay window, downlights recessed into the pvc panelled ceiling and a pvc double glazed, frosted glass external door.

First Floor

Landing

Spindled balustrade, dado rail, built-in cupboard and enclosed stairs leading to the second floor.

Bedroom One

15' 1" into alcoves x 12' 6" (4.60m into alcoves x 3.81m)

This fabulous double room has two pvc double glazed windows, a radiator, a picture rail and a dado rail. With having two windows, it offers the scope to be split if a fourth bedroom is required.

Bedroom Two

13' 7" x 8' 5" plus alcove (4.14m x 2.57m plus alcove)

A second double room, which has a built-in wardrobe, with a storage cupboard above, picture rails and dado rails, a radiator and pvc double glazed window.

Bathroom

12' 0" x 8' 0" into recess (3.66m x 2.44m into recess)

Yet another impressive attribute of this superb family home, the larger than average, half tiled bathroom is fitted with a superior quality white suite, comprising a period style, free standing bath, set on clawed feet, with a mixer tap and a hand-held shower attachment, a separate glazed shower cubicle, lined with 'wet wall' style panelling and fitted with an electric shower, a w.c. and a pedestal wash hand basin, with a vanity mirror above. It also has a chrome finish radiator/heated towel rail, a built-in storage cupboard, pvc double glazed, frosted glass window and downlights recessed into the ceiling.

Second Floor

Attic/Bedroom Three

14' 0" less stairwell x 11' 6" (4.27m less stairwell x 3.51m)

This nice sized room has built-in cupboards, with a hanging rail and which provide excellent storage space, a radiator and a double glazed Velux style window.

Outside

Front

Block paved forecourt, with wrought iron railings, mounted on top of the low, stone boundary wall, and a matching gate. There is also a canopy providing shelter over the front entrance door.

Rear

Another very pleasing aspect of this prime property, the enclosed yard/patio is partly block paved, with the remainder laid with artificial grass. There is also an external light.

Outbuilding

9' 11" x 6' 7" (3.02m x 2.01m)

Located in the rear yard, providing excellent storage space and offering the potential to provide an external utility room, the good sized outbuilding has fitted shelves, a cold water tap and electric power and light. It also houses the wall mounted gas condensing combination central heating boiler.

Directions

If entering Colne from the M65 motorway (Junction 14), take the first exit off the large roundabout onto the A6068/Vivary Way, continue up the dual carriageway to the traffic lights and then turn left into Barrowford Road. Go round the left hand bend and take the second right turning into Alkincoats Road.

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.

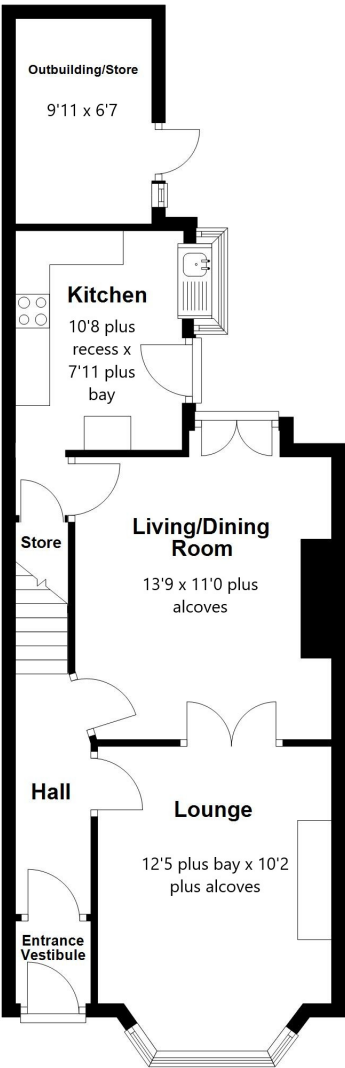
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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D		62	74
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

FLOORPLAN

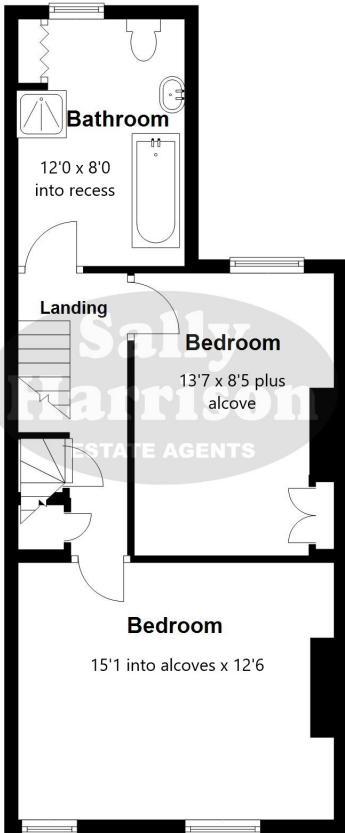
Ground Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



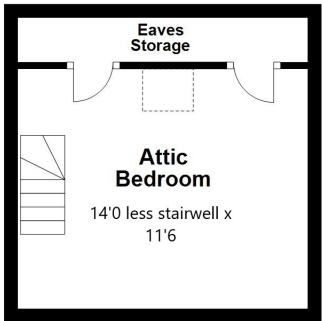
First Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Second Floor

Approx. 18.3 sq. metres (197.4 sq. feet)



Total area: approx. 119.5 sq. metres (1286.6 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.

