





PROPERTY DESCRIPTION

Located in a highly sought after residential area, close to the border of Colne and Trawden, this extremely appealing, garden fronted end terraced house provides a well proportioned family home and benefits from a pleasant open aspect from the rear. Well presented and tidily maintained, this charming dwelling would be suitable for a wide range of prospective buyers and is conveniently located for the parade of shops at Heifer Lane, public transport and is also well positioned for easy access to the open countryside, perfect for keen walkers.

Complemented by double glazing, some of which is pvc framed, and gas central heating, run by a condensing combination boiler, which was newly installed in 2020, the accommodation briefly comprises an entrance hall and a spacious, light and airy sitting room. The generous living/dining room has windows in two elevations allowing plenty of natural light into the room, has a tiled fireplace with a fitted gas fire and storage cupboards built into one chimney breast alcove. The nice sized kitchen is attractively fitted with quality wood fronted shaker style units, granite worktops and a good range of built-in appliances, namely a Neff electric oven, a ceramic hob with a stainless steel extractor canopy over, a microwave and integral fridge/freezer, washing machine and slimline dishwasher.

There are three decent sized first floor bedrooms, one with built-in furniture, and a larger than average bathroom, which has a three piece white suite.

To the rear is an enclosed paved yard and a sizeable, very useful attached outbuilding, which provides excellent storage space. NO CHAIN INVOLVED.

FEATURES

- Garden Fronted End Terraced House
- Located in a Highly Sought After Area
- Well Presented & Tidily Maintained
- Ent. Hall & Spacious, Light & Airy Sitting Rm
- Living/Dining Rm with F'place & Gas Fire
- Quality Fitted Kitchen inc. Appliances
- 3 FF Bedrooms - 1 with Ftd Furniture
- Larger than Average 3 Pc Bathroom
- DG (Part PVC) & Gas CH – New Boiler 2020
- Rear Yard with Sizeable, Useful Outbuilding





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Entrance door, with a window light above, stairs to the first floor, radiator, wall mounted coat hooks and ornate coved ceiling.

Sitting Room

11' 11" x 11' 10" plus alcoves (3.63m x 3.61m plus alcoves)
A spacious light and airy room, with a tiled fireplace, a large pvc double glazed window, radiator and coved ceiling.

Living/Dining Room

15' 3" x 12' 7" plus alcove (4.65m x 3.84m plus alcove)
This generously proportioned second reception room has a tiled fireplace, fitted with a gas fire, a large, original cupboard, with drawers below, built into one of the chimney breast alcoves, a radiator, double glazed windows in both the gable and rear elevations and an under-stairs storage cupboard, with wall mounted coat hooks, fitted shelves and an electric light.

Kitchen

9' 9" plus recess x 8' 10" plus recess (2.97m plus recess x 2.69m plus recess)
A nice size, the attractively refurbished, good quality fitted kitchen comprises wood fronted shaker style units and drawers, including glass fronted display cabinets, granite worktops, with matching upstands, and a one and a half bowl sink, with a mixer tap. It also has a built-in Neff electric oven, ceramic electric hob, with a stainless steel extractor canopy over, a microwave oven and an integral fridge/freezer, slimline dishwasher and washing machine. Double glazed, frosted glass window, plinth heater and pvc double glazed, frosted glass external door.

First Floor

Landing

A skylight allows natural light onto the stairs and landing and there are two built-in over-stairs storage cupboards, one with fitted shelves, and a radiator. Access to the loft space.

Bedroom One

14' 5" x 11' 3" into alcoves (4.39m x 3.43m into alcoves)
This good sized double room enjoys the advantage of the pleasant open aspect from the front, features a charming, original cast iron fireplace (for decorative purposes only) and has a radiator and double glazed window.

Bedroom Two

12' 10" x 9' 5" plus alcove (3.91m x 2.87m plus alcove)
The second double room has built-in furniture, including a double wardrobe and a dressing table, with a vanity mirror above and drawers one either side. It also has a pvc double glazed window and a radiator.

Bedroom Three

9' 10" x 6' 5" (3.00m x 1.96m)
This single room has a pvc double glazed window and a radiator.

Bathroom

9' 9" plus recesses x 8' 10" (2.97m plus recesses x 2.69m)
The larger than the average bathroom is fitted with a three piece white suite, comprising a bath, which has a mixer tap with a hand-held shower attachment, a w.c. and a pedestal wash hand basin. Double glazed, frosted glass window, radiator and a built-in cupboard, which houses the gas condensing combination central heating boiler.



Outside

Front

Enclosed, paved forecourt, with a central flower bed and attractive, surrounding wrought iron railings on top of the low stone boundary wall, with a matching gate.

Rear

Enclosed, paved yard, which allows space for outdoor furniture and has a cold water tap. There is also a useful outbuilding (main area 8' 11" x 6' 11"/2.72m x 1.85m) providing excellent storage space, incorporating two additional, smaller storage area, with a pvc double glazed, frosted glass window, a pvc double glazed entrance door and electric power and light.

Directions

Proceed out of Colne town centre on the A6068 along Keighley Road, heading towards Trawden and Laneshawbridge. Carry on to the large roundabout and take the third exit off, continuing on the A6068/Keighley Road, then take the first right turning onto the B625 into Cotton Tree Lane, go down the hill and the property is 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

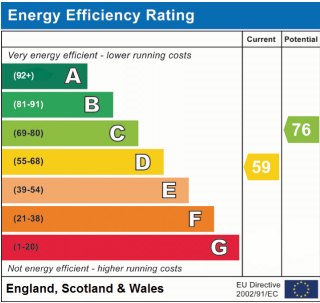
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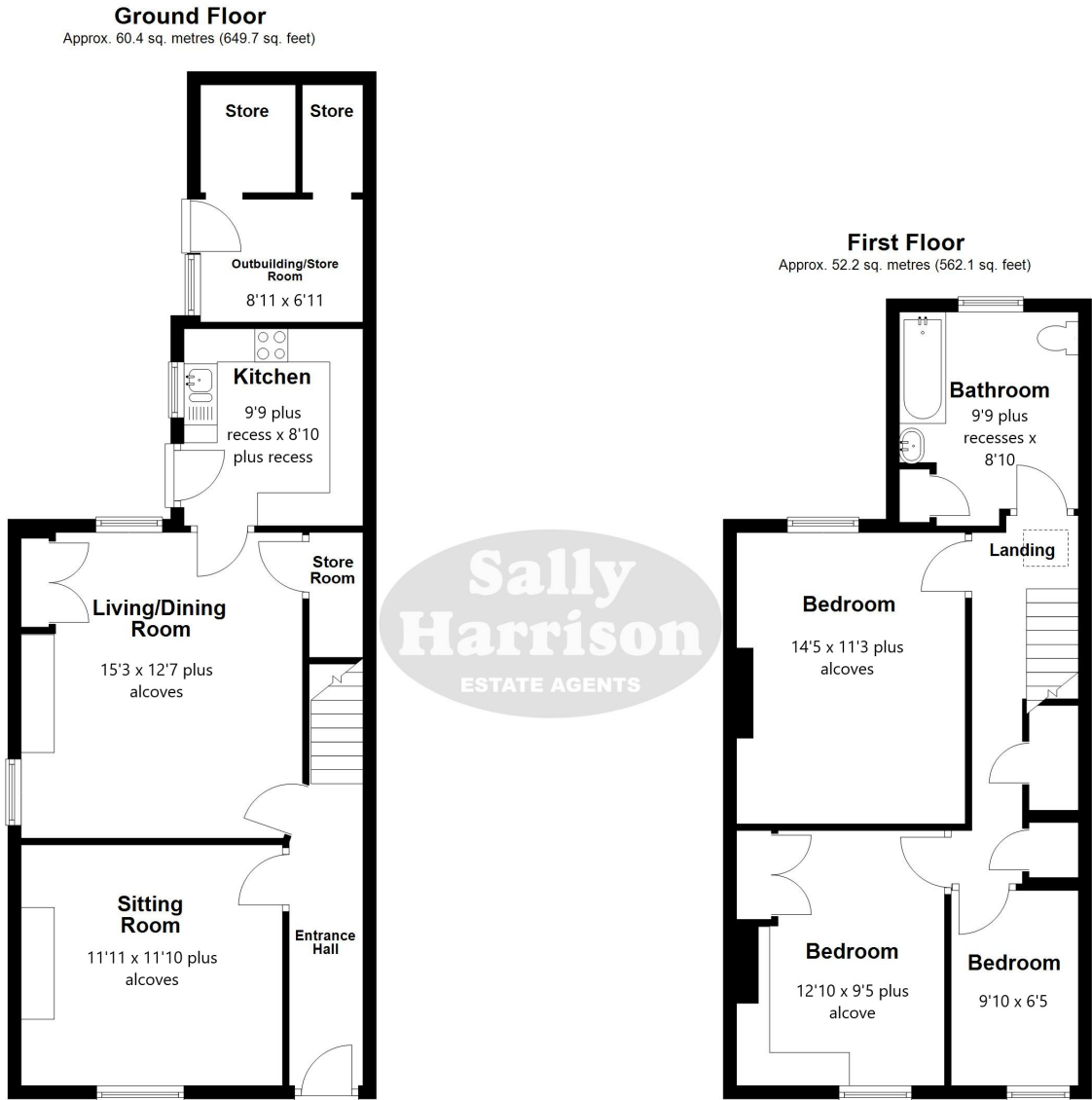
House to Sell?

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

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FLOORPLAN



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