





PROPERTY DESCRIPTION

An exceptional and extremely impressive home, this very attractive semi-detached bungalow has been considerably upgraded by the present owner over the last few years to a very high standard and an early viewing is strongly recommended so not to be missed. Situated in a highly sought after residential area, tucked away in a secluded position, which can be accessed from both Rydal Place and Derwent Close, this beautiful, nicely proportioned dwelling is within close proximity to the row of shops at Heifer Lane, the Morris Dancers and Public Transport. Having the advantage of many desirable and noteworthy attributes, including low maintenance gardens to the front and rear, a single garage with electric power and light, off road parking and a huge, converted loft space, ideal as a hobby room or an occasional bedroom.

FEATURES

- Exceptional, Semi-Detached Bungalow
- Located in a Highly Sought After Area
- Considerably Upgraded to a High Standard
- Ent Hall & Spacious Lounge with Stove
- Well Equipped Dining Kitchen - Patio Doors
- 2 Bedrooms, 1 with Built-in Cupboard
- Fully Tiled Shower Rm with White Suite
- Huge Converted Loft Room - Great Potential
- Garage, Drive & Attractive Gardens
- PVC DG & GCH - New Boiler 2023





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed, frosted glass composite entrance door. There is a feature, stained glass internal window, between the hall and the kitchen, a radiator and a door giving access to the stairs to the loft room.

Lounge

18' 10" x 11' 10" into alcoves and recess (5.74m x 3.61m into alcoves and recess)
This delightful and spacious room features a fireplace, recessed into the chimney breast, with a wood beam mantel above, fitted with a multi-fuel stove, set on a stone hearth, and has a large pvc double glazed window and a contemporary upright radiator.

Living/Dining Kitchen

'L' Shape - 18' 0" plus recess x 7' 6" extending to 9' 1" in the dining area (5.49m plus recess x 2.29m extending to 2.77m in the dining area)
The good sized dining kitchen allows ample space for a dining table and is fitted with black gloss finish units and drawers, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven and gas hob, plumbing for a washing machine, space for a condenser tumble dryer, a period style radiator, a pvc double glazed window and a pvc double glazed sliding patio door, with an additional pvc double glazed window to one side. The kitchen also houses the wall mounted gas condensing combination central heating boiler.

Bedroom One

12' 2" to cupboard fronts x 10' 4" (3.71m to cupboard fronts x 3.15m)
This well proportioned double room has a built-in cupboard, which has an electric light and, if a clothes rail was fitted, could be used as a wardrobe. PVC double glazed window and contemporary upright radiator.

Bedroom Two

9' 3" x 7' 3" (2.82m x 2.21m)
A good sized single room, with a pvc double glazed window and radiator.

Shower Room

6' 3" x 5' 5" (1.91m x 1.65m)
Fully tiled and fitted with a three piece white suite, comprising a corner shower cubicle, a w.c. and a wash hand basin, with a mixer tap, the shower room is laid with wood finish laminate flooring and has a pvc double glazed, frosted glass window and a wall mounted cupboard, with fitted shelves.

First Floor

Converted Loft Room

21' 2" x 16' 4" plus under-eaves recess with restricted headroom (6.45m x 4.98m plus under-eaves recess with restricted headroom)
This excellent room could serve any number of purposes, including a hobby room, home office or an occasional bedroom and has a double glazed Velux window, incorporating a black out blind, a radiator and access to under the eaves.

Outside

Front/Side

The front garden is gravel covered for easier maintenance, with a pathway to one side leading to a gate, which gives access to a path extending down the side of the bungalow, where there is a bin and a wood store, a cold water tap and another timber gate allowing access to the enclosed rear garden and patio.

Rear

A particularly alluring attribute of this appealing bungalow, the rear garden has recently been landscaped for reduced maintenance and consists of a composite decked patio, with a matching balustrade and a metal pergola type structure over part of the patio. The remainder of the garden is laid with attractive Indian stone flags, has a raised garden bed, a timber pergola and a pathway leading down to the garage and parking area.

Garage

18' 3" x 8' 9" (5.56m x 2.67m)
The single garage has an up and over door and electric power and light.

Directions

If travelling on the A6068/Byron Road away from the centre of Colne towards Laneshawbridge, go past Horsfield Close and Colne Cricket Club on the right and take the next left hand turning, just before The Morris Dancers pub, into Venables Avenue, then take the next right turn into Thirlmere Avenue, turn right again into Grasmere Close and then first left into Rydal Place.

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.

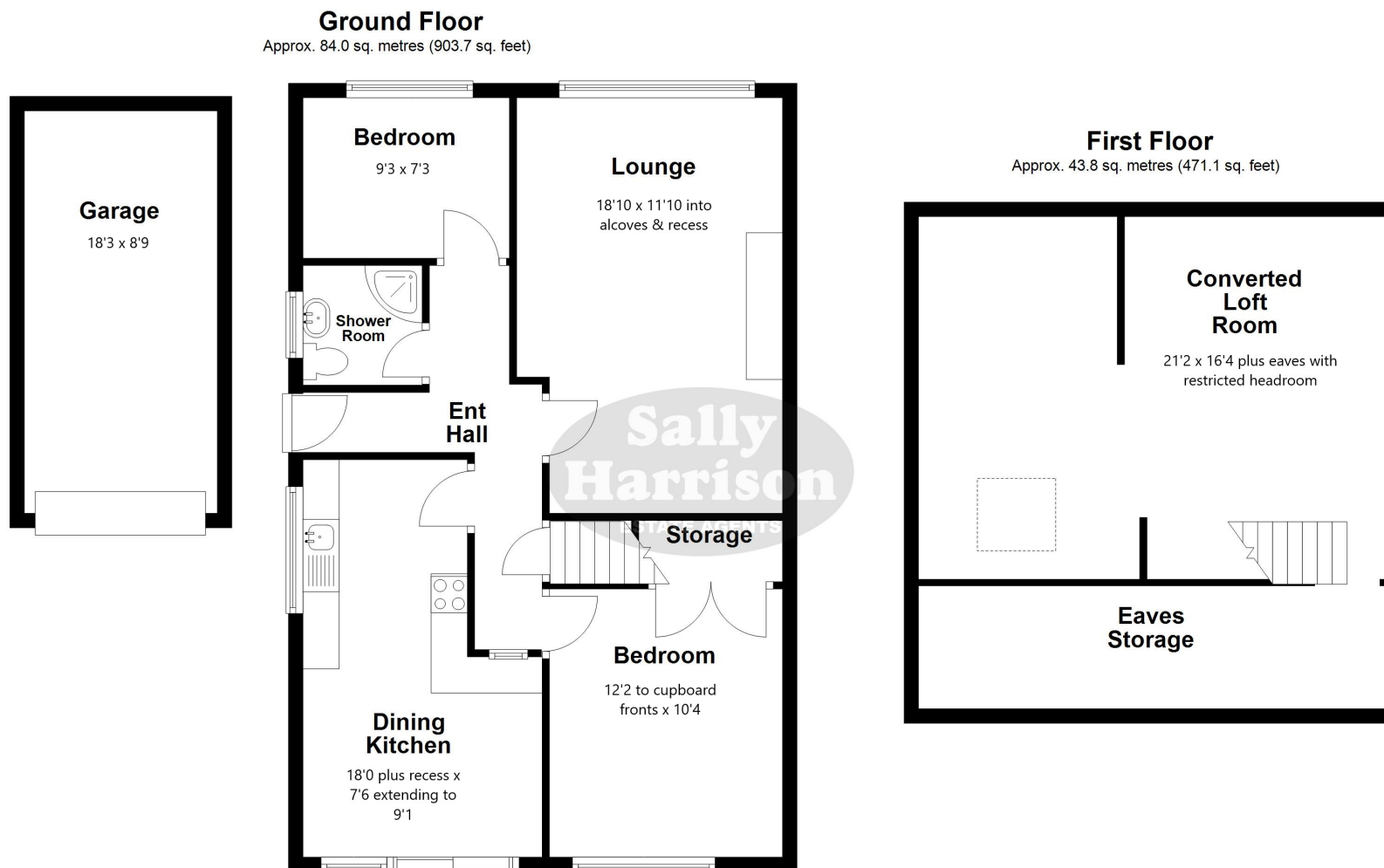
House to Sell?

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

25G25TT/2125TT/14J25TT

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	72	78		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)	72	78		
D				
(39-54)				
E				
(21-38)	72	78		
F				
(1-20)	72	78		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

FLOORPLAN



Total area: approx. 127.7 sq. metres (1374.8 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.