







## PROPERTY DESCRIPTION

We are delighted to offer this newly renovated, bay fronted mid terraced house, which is beautifully presented and has been refurbished with considerable attention to detail to a very high standard and finish, some of which includes a stylishly re-fitted kitchen including appliances, a four-piece bathroom, oak veneered internal doors, new floorcoverings and neutrally decorated throughout. An absolute must for early viewing and a really excellent, deceptively spacious family home, this exceptional abode is well situated in an especially sought-after residential area towards the outskirts Colne, conveniently located just a short walk from a parade of shops at Heifer Lane, 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

- Beautifully Refurbished Bay Fronted House
- Finished to a Very High Standard & Spec
- Excellent Family Home in Sought After Loc.
- Many Impressive Attributes - Vwg Highly Rec.
- Ent Vest & Sitting Rm - Bay Window & Stove
- Open Plan Liv/Din Rm with Stove, & Kitchen
- Superb Ftd Kitchen inc. Appl'ces & GF WC
- 3 Good Sized Bedrooms inc. Attic
- Tastefully Re-ftd 4 Pc Bathrm inc. Sep. Shwr
- PVC DG & GCH, Pleasing Rear Yard/Patio





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a pvc double glazed window light above. Internal door leading into the lounge.

#### Lounge

14' 10" into alcove, reducing to 11' 4" into alcove x 12' 0" plus bay and recess (4.52m into alcove, reducing to 3.45m x 3.66m plus bay and recess)  
An extremely pleasant room, featuring a fireplace, recessed into the chimney breast, with a wood beam lintel above and a stone hearth, fitted with a multi-fuel stove, and also having a pvc double glazed bay window, a radiator and stairs to the first floor.

#### Open Plan Living/Dining Room & Breakfast Kitchen

A particularly impressive aspect of this lovely home, the reception room at the rear of the house and the kitchen have been opened up to enlarge the kitchen space and provide a great family room.

#### Living/Dining Room

14' 11" into alcoves x 13' 5" (4.55m into alcoves x 4.09m)  
This spacious second reception room also boasts a fireplace, recessed into the chimney breast, with a wood beam lintel above and stone hearth, fitted with a multi-fuel stove and has a pvc double glazed window, radiator and under-stairs storage cupboard, which has fitted coat hooks and shelves and electric power and light.

#### Breakfast Kitchen

9' 2" x 7' 5" plus recess (2.79m x 2.26m plus recess)  
The kitchen has been newly re-fitted with stylish white, gloss finish units, wood finish laminate worktops and breakfast bar, with upstands, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a ceramic electric hob, with a stainless steel extractor canopy over, an integral dishwasher and fridge, a pvc double glazed window, downlights recessed into the ceiling and a pvc double glazed external door.

#### WC/Utility

6' 4" plus recess x 4' 5" (1.93m plus recess x 1.35m)  
A particularly beneficial attribute in a family home, this room is fitted with a two piece white suite, comprising a pedestal wash hand basin, with a mixer tap, and a w.c. It also has plumbing for a washing machine, a wood finish laminate worktop, radiator and a pvc double glazed, frosted glass window.

### First Floor

#### Landing

Spindled balustrade and enclosed stairs to the second floor.

#### Bedroom One

14' 11" into alcoves x 11' 11" (4.55m into alcoves x 3.63m)  
This good sized double room has a pvc double glazed window, radiator and a built-in over-stairs storage cupboard, which could be utilised as a wardrobe.

#### Bedroom Two

11' 2" x 7' 3" plus alcoves (3.40m x 2.21m plus alcoves)  
This large single/small double room has a pvc double glazed window, radiator and built-in storage cupboard, which houses the gas condensing combination central heating boiler.

#### Bathroom

11' 2" x 6' 1" (3.40m x 1.85m)  
Larger than the average and recently attractively re-fitted with a four piece white suite, comprising a bath, with a mixer tap and a pvc 'wet wall' style splashback, and a larger than standard, shower cubicle, lined with 'wet wall' style panelling and fitted with a fixed 'rainfall' style shower head, plus an additional, flexible shower head. The bathroom also has a w.c., a wash hand basin, with a mixer tap, both built into cabinets, incorporating a cupboard below the basin, a pvc double glazed, frosted glass window, radiator/heated towel rail and is laid with wood effect Vinyl flooring.

### Second Floor

#### Small Landing

#### Attic/Bedroom 3

14' 7" x 11' 2" plus recess (4.45m x 3.40m plus recess)  
Another spacious double room, the attic has a double glazed Velux style window and a radiator.

### Outside

#### Front

Pebble covered forecourt.

#### Rear

The enclosed yard has been re-surfaced with tarmac and provides a very appealing, nice sized outdoor space, with a cold water tap and an external 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 the roundabout, continuing on the A6068/Keighley Road, then take the first right turning onto the B625 into Cotton Tree Lane.

#### 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.

04G25TT/05H25TT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	57	80
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

FLOORPLAN

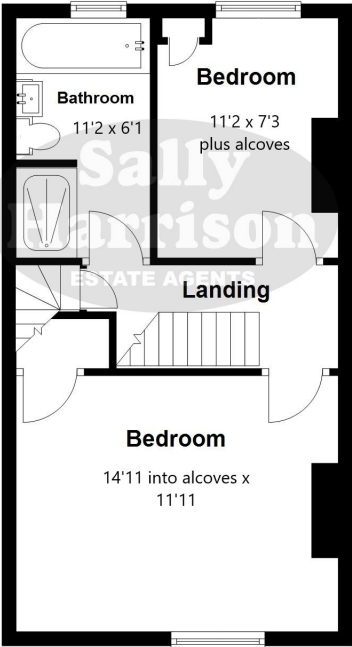
Ground Floor

Approx. 48.6 sq. metres (523.4 sq. feet)



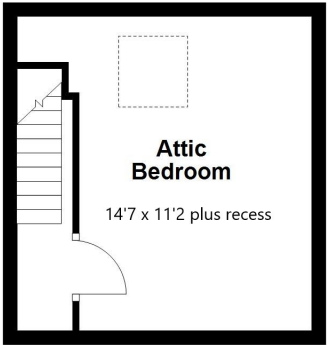
First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Second Floor

Approx. 18.5 sq. metres (198.8 sq. feet)



Total area: approx. 106.6 sq. metres (1147.7 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.

