

Offers Around £245,000 Freehold



2 Derwent Close, Colne, Lancashire BB8
7DB

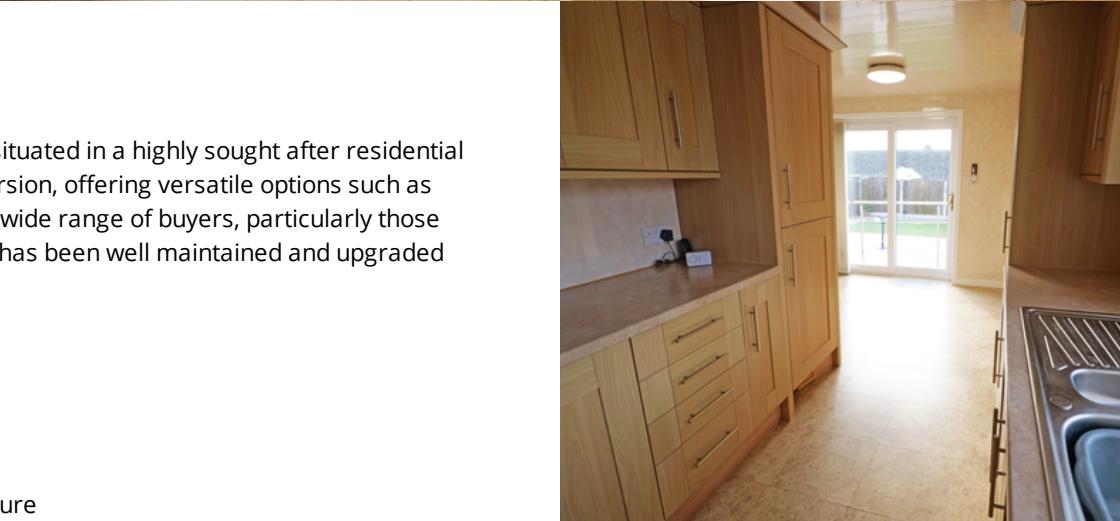


PROPERTY DESCRIPTION

We are delighted to bring to the market this spacious semi-detached bungalow, which is well situated in a highly sought after residential area and is highly recommended for an early viewing. The property benefits from a loft conversion, offering versatile options such as guest accommodation, a home office or hobby space. This fabulous bungalow will appeal to a wide range of buyers, particularly those seeking a comfortable retirement home, and offers attractively presented living space, which has been well maintained and upgraded over recent years.

FEATURES

- Spacious Semi-Detached Bungalow
- Well Situated in Highly Sought After Area
- Attractively Presented & Well Maintained
- Hall & Generous Lounge with F'place & Fire
- Dining Kitchen with Appl'ces & Patio Doors
- 2 GF Bedrooms, Both with Ftd Furniture
- Fully Tiled 3 Pc Bathrm, Shower over Bath
- 2 FF Loft Rooms, Ideal for Guests
- Drive, Garage & Low Maintenance Gardens
- PVC DG & GCH, Early Vwg Rec - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door. Radiator and enclosed stairs to the first floor.

Lounge

18' 11" x 12' 1" into recesses (5.77m x 3.68m into recesses)

An extremely spacious, light and airy room, featuring an attractive marble fireplace, fitted with a remote controlled living flame gas fire, and also having a pvc double glazed bow window, two radiators and wall light points.

Dining Kitchen

10' 4" x 7' 7" (3.15m x 2.31m) plus 10' 9" x 7' 8" (3.28m x 2.34m)

The dining kitchen is a good size and has pvc double glazed sliding patio doors in the dining area, opening onto the garden at the rear. The room is lined with low maintenance, pvc 'wet wall' style panelling, is laid with tile effect laminate flooring and has two radiators. The kitchen has a pvc double glazed window and is fitted with light wood finish shaker style units, laminate worktops and a one and a half bowl sink, with a mixer tap. It also has a built-in electric double oven/grill, a gas hob with an extractor hood over, an integral washing machine and fridge/freezer.

Bedroom One

12' 7" x 8' 8" to wardrobe fronts (3.84m x 2.64m to wardrobe fronts)

This double room has built-in furniture, a large walk-in storage cupboard, with fitted shelves, a pvc double glazed window and a radiator.

Bedroom Two

7' 10" to wardrobe fronts x 7' 4" (2.39m to wardrobe fronts x 2.24m)

This single room also has fitted furniture, a pvc double glazed window and a radiator.

Bathroom

Fully tiled and fitted with a modern three piece white suite, comprising a bath, with a shower over, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window and chrome finish radiator/heated towel rail.

First Floor

Loft Space

The loft space has been converted into two rooms, which could serve many purposes, including occasional bedrooms.

Room One

15' 11" less stairwell x 11' 8" (4.85m less stairwell x 3.56m)

With limited headroom in parts, this fabulous room has a pvc double glazed Velux window, radiator and useful boarded under-eaves storage space.

Room Two

17' 5" x 9' 3" (5.31m x 2.82m)

Also with limited headroom in parts, this spacious room has a pvc double glazed Velux window, radiator and useful boarded under-eaves storage area, in which the gas condensing combination central heating boiler is located.

Outside

Front/Side

The attractive, low maintenance front garden has been laid with resin and artificial grass. The drive has been block paved and leads down to the garage at the rear, with gates part way down the drive, enclosing the rear garden. There is also a cold water tap and external lighting.

Rear

Also laid with resin, with feature red brick detail, the rear garden has a central area laid with artificial grass, with a red brick border and has a ramp leading up to the patio doors, with a chrome finish handrail. The garden is surrounded by timber fencing and has remote controlled electric lighting.

Garage

17' 11" x 9' 1" (5.46m x 2.77m)

The detached single garage has an up and over door, a frosted glass window 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, follow the road round the left hand bend, then turn first right into Derwent Close.

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

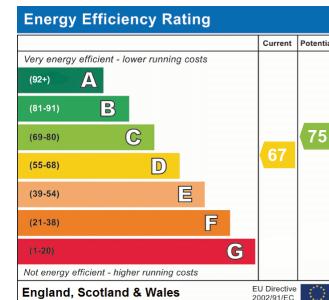
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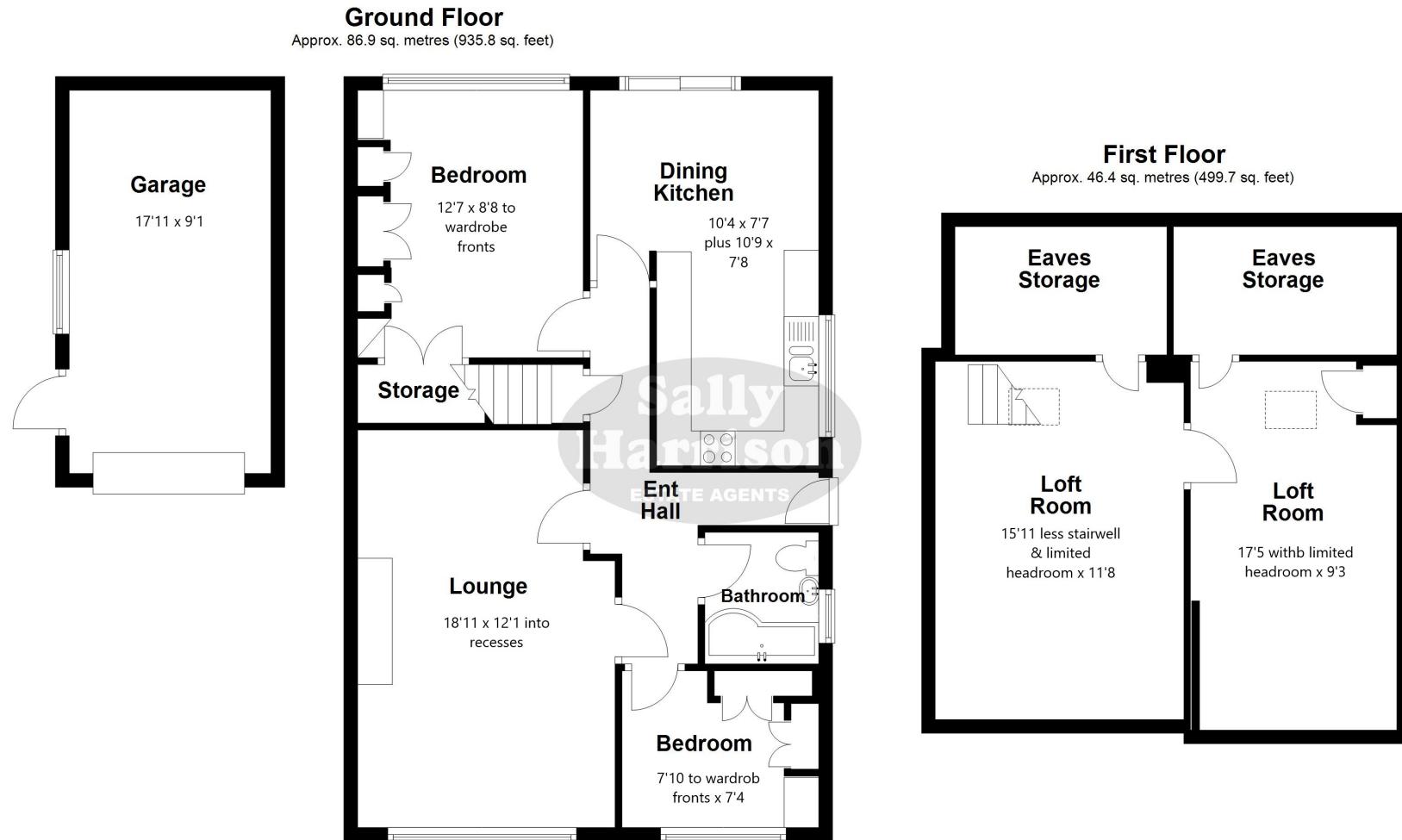
House to Sell?

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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