





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


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.

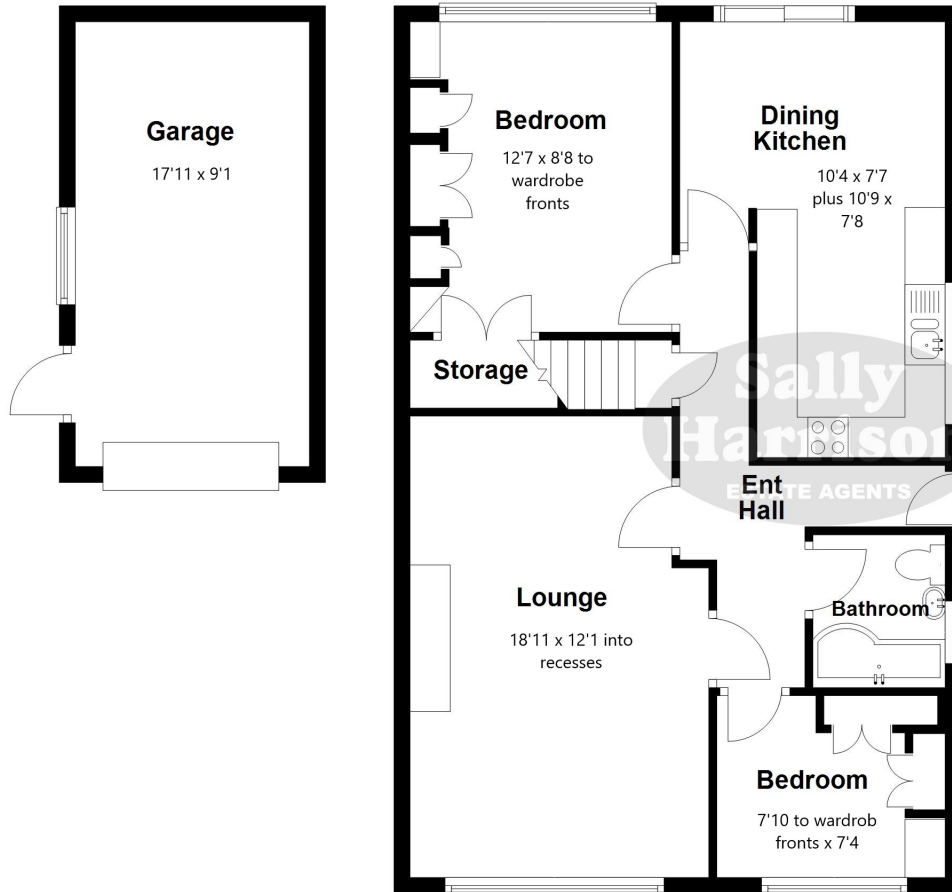
07K25TT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	67	75
(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

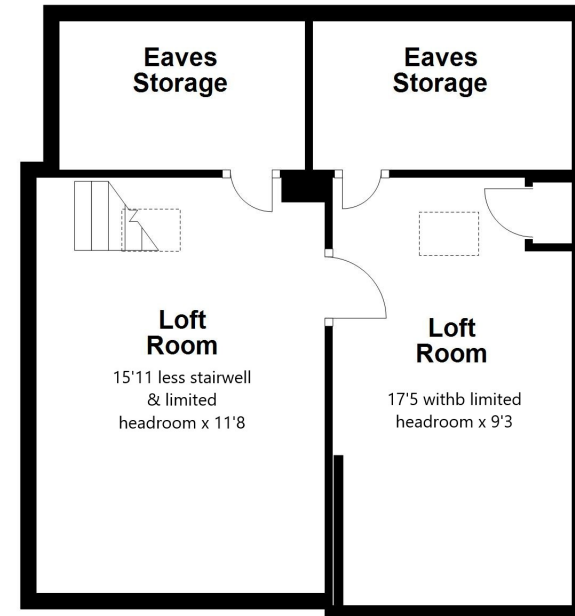
Ground Floor

Approx. 86.9 sq. metres (935.8 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



Total area: approx. 133.4 sq. metres (1435.5 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.