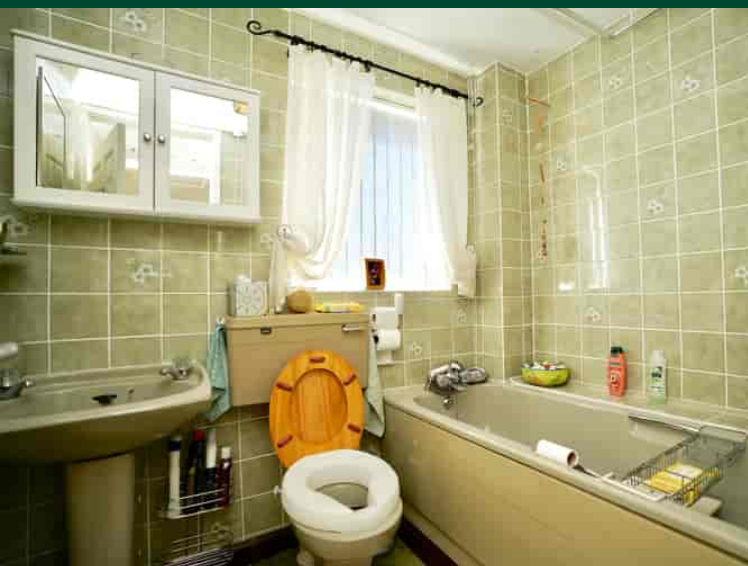


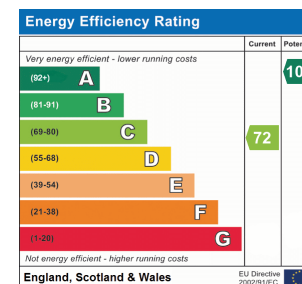


Dunholt Way, Colne PE28 3NW

Guide Price £225,000



- Semi Detached Family Home
- Three Bedrooms
- Kitchen/Breakfast Room
- Conservatory
- Low Maintenance Rear Garden
- Parking Provision
- End Of Cul De Sac Position
- Rural Village Location
- No Forward Chain



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door opening are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1075527) **Peter Lane & Partners** EST 1990 Housepix Ltd



### Main Entrance Door To

### Entrance Hall

Radiator.

### Kitchen/Breakfast Room

16' 7" x 8' 4" (5.05m x 2.54m)

Fitted in a range of base and wall mounted units with complementing work surfaces, Single drainer and a half bowl sink unit, space for cooker with stainless steel extractor hood over, appliance spaces, radiator, storage cupboard, two windows to front aspect, part ceramic tiled flooring.

### Conservatory

11'8" x 8'2" (3.6m x 2.5m)

UPVC double glazed construction, double glazed French doors to rear garden, ceramic tiled flooring.

### Sitting Room

16' 7" x 10' 9" (5.05m x 3.28m)

Double glazed window and sliding double glazed patio doors to conservatory, central fire place recess, radiator, TV and telephone points.

### First Floor Landing

Access to loft space, airing cupboard.

### Bedroom 1

16' 7" x 8' 4" (5.05m x 2.54m)

Two double glazed windows to front aspect, radiator.

### Bedroom 2

9' 1" x 8' 1" (2.77m x 2.46m)

Double glazed window to rear, radiator.

### Bedroom 3

8' 1" x 7' 2" (2.46m x 2.18m)

Double glazed window to rear, radiator.

### Family Bathroom

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, pedestal wash hand basin, panel bath with independent shower over, complementing tiling, radiator.

### Outside

The front garden is laid to lawn with flower and shrub borders Gated side access leads to the low maintenance rear garden which is paved with flower and shrub borders, brick and timber storage sheds.

Parking is on street subject to availability.

### Tenure

Freehold

Council Tax Band - B