





## PROPERTY DESCRIPTION

Located in a pleasant, towards the outskirts of Colne, this desirable semi-detached house is set on a good-sized plot and offers a number of valuable assets, including lovely gardens to the front and rear, a detached double garage and off road parking for several cars to name just a few. Internal viewing is highly recommended on this deceptively spacious home, which would be absolutely perfect for a growing family and is conveniently situated just a short walk to a retail park, which incorporates a gym and stores including Asda and Next, as well as being within close proximity to Pendle View Primary School, Fisher More RC High School and Colne Primet Academy.

## FEATURES

- Spacious, Appealing Semi-Det. House
- Good Sized Plot – Delightful Gardens F & R
- Detached Double Garage & Drive
- Excellent, Tidily Presented Family Home
- Ent Porch, Pleasant Hall & GF WC
- Thro' Lounge & Dining Rm with French Doors
- Extndd B'fast Kitchen - Rangemaster Cooker
- 3 FF Double Bedrms - 2 with Built-in W'robes
- Fully Tiled Shower Rm & Separate WC
- Maj. PVC DG & GCH - Early Viewing Rec





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

Double glazed entrance door, with a window panel to one side. Tiled floor and a frosted glass internal door opening into the hall.

#### Hall

Open, return staircase to the first floor, with an attractive stained glass window at the foot of the stairs. The hall is laid with wood finish laminate flooring and has a radiator and wall mounted coat hooks.

#### Ground Floor W.C.

Half tiled and fitted with a w.c. Tiled floor, fitted shelves and wall mounted gas combination central heating boiler.

### Through Lounge & Dining Room

#### Lounge

12' 3" plus recesses x 11' 10" plus bay (3.73m plus recesses x 3.61m plus bay)

This spacious, light and airy room features a large pvc double glazed bow window and a stained wood fireplace surround, with a marble inset and hearth, fitted with a living flame gas fire. It also has two radiators and wall light point.

#### Dining Room

10' 10" plus alcoves x 8' 7" plus bay (3.30m plus alcoves x 2.62m plus bay)

Another very pleasant room, which has a bay recess, fitted with pvc double glazed French doors, with pvc double glazed windows on either side and above, opening out to the rear garden. It also has wall light points and a wall mounted gas heater.

#### Breakfast Kitchen

13' 3" x 11' 2" into recess (4.04m x 3.40m into recess)

The large, extended breakfast kitchen is a particularly impressive and alluring attribute and is fitted with a good range of wood fronted units, laminate worktops, with tiled splashbacks, extending to provide a breakfast bar, and a one and a half bowl sink, with a mixer tap. It also has a Rangemaster cooker, incorporating electric ovens and a six ring gas hob, with a Rangemaster extractor canopy over, an integral fridge, plumbing for a washing machine, two double glazed windows (one pvc framed), a radiator and a pvc double glazed, frosted glass external door.

### First Floor

#### Landing

Radiator, wall light points, double glazed window and access to the loft space.

#### Bedroom One

11' 5" to wardrobe fronts x 8' 8" plus bay (3.48m to wardrobe fronts x 2.64m plus bay)

This good sized double room has a pvc double glazed bay window, overlooking the rear garden and incorporating a window seat, a radiator, wall light points and built-in, mirror fronted wardrobes.

#### Bedroom Two

11' 11" x 8' 2" to wardrobe front, plus recesses (3.63m x 2.49m to wardrobe front, plus recesses)

This second double room has two built-in double wardrobes, a radiator and a double glazed window, from which there are far reaching views, extending over to Pendle Hill.

#### Bedroom Three

9' 0" x 7' 11" (2.74m x 2.41 m)

Providing a large single or small double room, with a pvc double glazed window, an additional window and a radiator.

#### Shower Room

Fully tiled, the stylishly refurbished shower room is fitted with a modern two piece white suite, comprising a pedestal wash hand basin, with a vanity mirror above, and a double size, walk-in shower cubicle, with a fixed 'rainfall' style shower head, plus an additional flexible shower head. It also has a double glazed, frosted glass window, a radiator/heated towel rail, built-in storage cupboards, housing the hot water tank, and downlights recessed into the pvc lined ceiling.

### Outside

#### Front/Side

The front garden has been laid with attractive Indian stone flags, for lower maintenance, with surrounding shrub and plant borders and a central raised garden bed. A tarmac covered driveway, which extends down the side of the house to the rear, provides off road parking for several cars. There are also external lights at the front and a cold water tap at the side of the house.

#### Detached Double Garage

17' 10" x 14' 2" (5.44m x 4.32m)

A particularly advantageous and valuable asset of this appealing family home, the double garage has an electric, remote controlled up and over door, an inspection pit, two pvc double glazed windows and electric power and light.

#### Rear

Another highlight and considerable attribute of this property, the delightful rear garden has a block paved patio and pathway directly behind the house, and a lawn, with surrounding beds and borders, stocked with a variety of flowering plants and shrubs. There is a cobbled patio, a decked patio, with a pergola over, a useful potting shed, attached to the rear of the garage, and external power points and lighting.

#### Directions

If travelling out of Colne towards Nelson along the A56/Burnley Road, go straight ahead at the first, large roundabout, go past the first row of terraced houses on the left, then take the next left turning into Penrith Road, continue to the top and follow the road round to the right into Penrith Crescent.

#### 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.

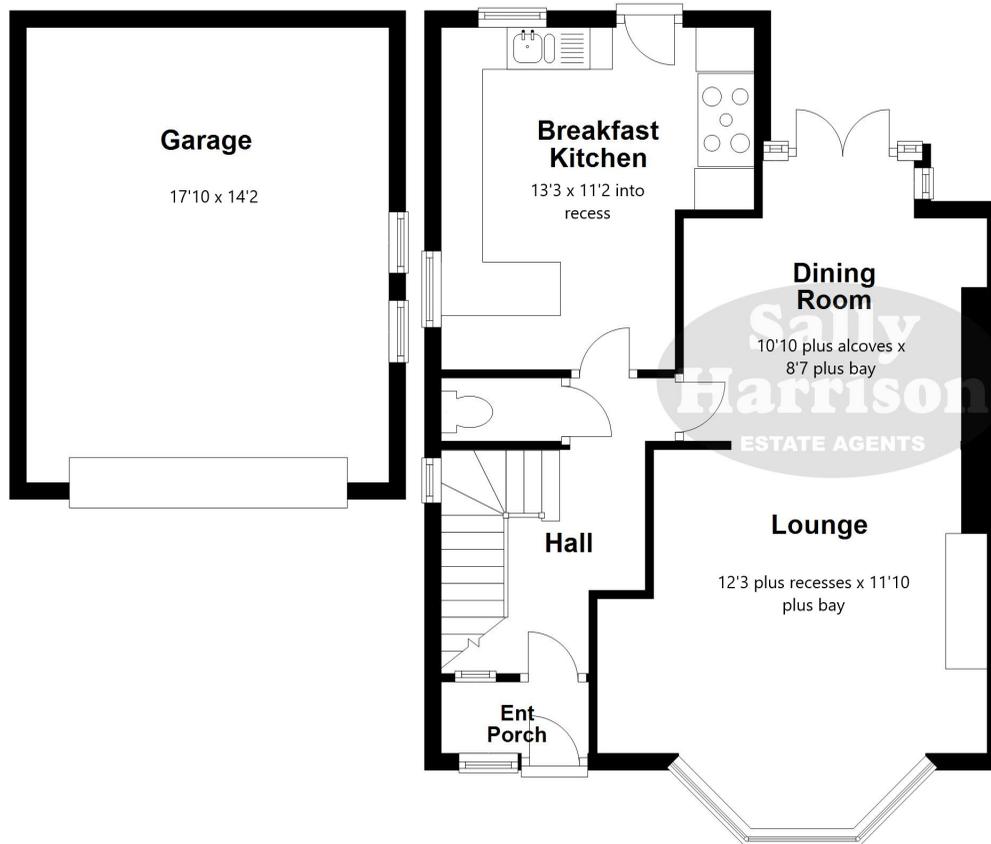
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

# FLOORPLAN

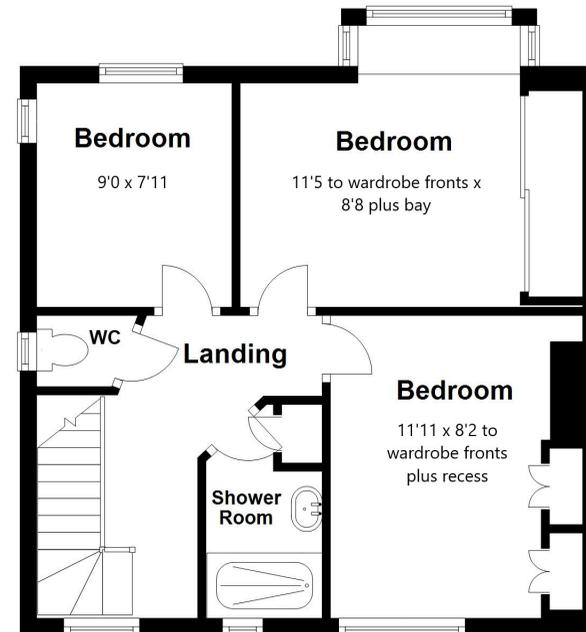
## Ground Floor

Approx. 76.4 sq. metres (822.4 sq. feet)



## First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



Total area: approx. 119.9 sq. metres (1290.2 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.

