





PROPERTY DESCRIPTION

Located in a much sought after area, towards the outskirts of town and set in a small cul-de-sac position, this extremely appealing three storey townhouse provides generously proportioned accommodation, which would be absolutely perfect for a growing family. Well presented and tastefully furnished throughout, this superb home offers many desirable attributes, which must be viewed internally to be fully appreciated. Well situated within comfortable walking distance of a parade of shops at Heifer Lane, Ball Grove Park and Park High School, this impressive abode is also close to the beautiful, surrounding countryside.

FEATURES

- Impressive 3 Storey Townhouse in Good Location
- Generously Proportioned Family Living Space
- Well Presented & Attractively Furnished
- Many Appealing & Desirable Attributes
- Ent Hall, Access to Garage & GF WC
- Fabulous Sun Room/4th Bedroom
- Spacious Lounge & Din/Kit with Appl'ces
- 3 Bedrms, 1 En-Suite Shwr Rm & Family Bathrm
- Drive, Integral Garage & Rear Patio
- Internal Viewing Essential to Appreciate





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

The impressive hall has a pvc double glazed frosted glass entrance door, an open, return staircase to the first floor, with a stained wood balustrade, radiator, downlights recessed into the ceiling and a tiled floor, which extends throughout the ground floor. An internal door gives access into the garage.

WC

Fitted with a two piece white suite, comprising a w.c. and a pedestal wash hand basin, with a mixer tap. Tiled floor, radiator and an extractor fan.

Sun Room

17' 2" x 9' 9" (5.23m x 2.97m)

A particularly alluring attribute of this wonderful family home, this spacious reception room could serve any number of purposes, including a fourth bedroom, if required. It has pvc double glazed French doors, which open onto the delightful patio at the rear, a tiled floor, radiator, pvc double glazed window and under-stairs storage cupboard.

First Floor

Landing

Return staircase to the second floor, with a stained wood balustrade, downlights recessed into the ceiling and a radiator.

Lounge

18' 6" into recess x 17' 1" into recess (5.64m into recess x 5.21m into recess)

This extremely spacious, light and airy room is open plan with the dining kitchen and provides a really fabulous family living space, with two pvc double glazed windows and a radiator.

Dining Kitchen

17' 2" x 8' 4" plus 9' 9" x 5' 11" (5.23m x 2.54m plus 2.97m x 1.80m)

The large, attractively refurbished, 'L' shaped kitchen allows ample space for a family dining table is fitted with white gloss fronted units, wood finish laminate worktops, with matching up-stands, and a one and a half bowl sink, with a mixer tap. It is also equipped with a range of built-in Neff appliances, namely an electric oven, a microwave oven, a ceramic electric hob, with a stainless steel splashback and extractor canopy over, and an integral fridge freezer and dishwasher. The room is laid with luxury wood finish vinyl flooring and has two pvc double glazed windows, a radiator, downlights recessed into the ceiling and concealed lighting under the wall units.

Second Floor

Landing

Spindled balustrade, radiator and access to the loft space. Built-in cupboard, housing the gas condensing combination central heating boiler.

Bedroom One

14' 10" extending to 17' 5" to wardrobe fronts x 9' 10" (4.52m extending to 5.33m to wardrobe fronts x 3.00m)

The generously proportioned master bedroom has a built-in double wardrobe, pvc double glazed window and a radiator.

En-Suite Shower Room

Fully tiled and fitted with a three piece white suite, comprising a shower cubicle, a pedestal wash hand basin, with a mixer tap, and a w.c., the shower room has a tiled floor, downlights recessed into the ceiling, an extractor, chrome finish radiator/heated towel rail and electric shaver point.

Bedroom Two

11' 4" plus recess x 10' 1" (3.45m plus recess x 3.07m)

A second good sized double room, which also has a built-in double wardrobe, a pvc double glazed window and radiator.

Bedroom Three

9' 9" plus recess x 6' 11" (2.97m plus recess x 2.11m)

This good sized single room has a built-in double wardrobe, a walk-in single wardrobe, a pvc double glazed window and radiator.

Bathroom

8' 4" x 6' 6" (2.54m x 1.98m)

The family bathroom is also fully tiled and has a three piece white suite, comprising a 'Jacuzzi' style bath, with a shower over and glazed shower screen, a pedestal wash hand basin, with a mixer tap, and a w.c. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail, downlights recessed into the ceiling, tiled floor, electric shaver point and an extractor fan.

Outside

Front

Block paved driveway, providing off road parking for two vehicles. There is also a small canopy over the front entrance door, with a downlight.

Garage

12' 2" x 9' 5" plus recess (3.71m x 2.87m plus recess)

The integral garage has a roller door and electric power and light. At the back of the garage is a utility area, with a worktop, a single drainer sink, with a mixer tap and cupboard below, plumbing for a washing machine and space for a condenser tumble dryer.

Rear

Enclosed, stone flagged patio, with an external light and cold water tap.

Directions

From Colne town centre, proceed on the B6250 along Keighley Road towards Trawden and Laneshawbridge. Go past The Grange Nursing Home to the roundabout and take the third exit off the roundabout onto the A6068, continuing on Keighley Road. Take the second turning on the right onto Standroyd Road and then the turning to the left onto Standroyd Court.

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

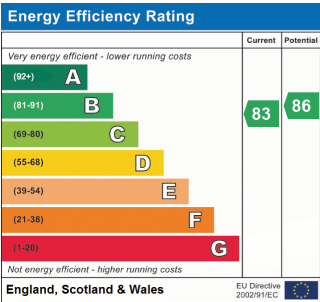
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House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

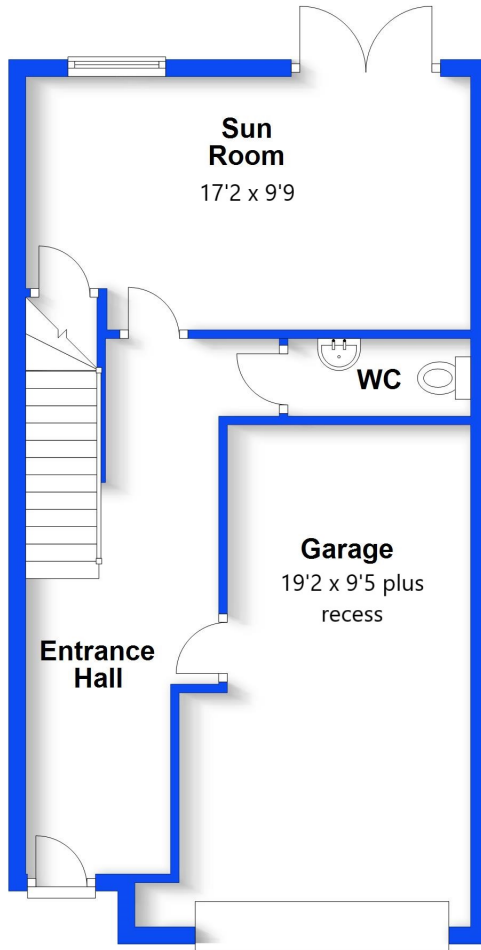
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FLOORPLAN

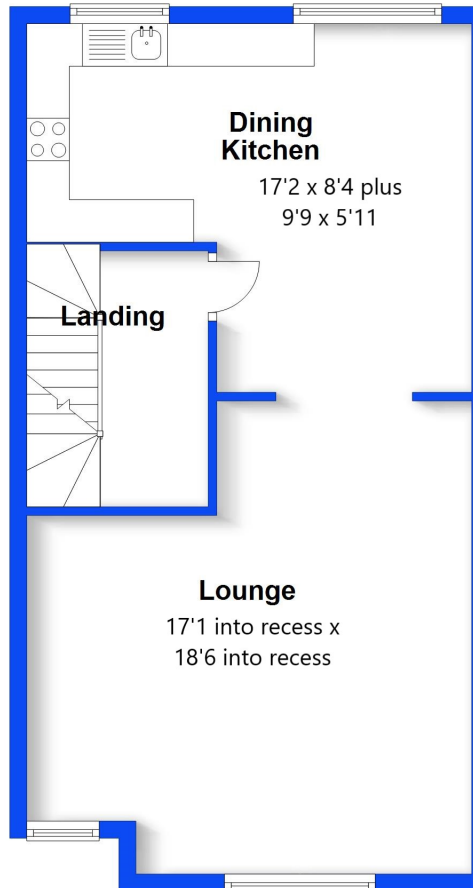
Ground Floor

Approx. 51.4 sq. metres (553.6 sq. feet)



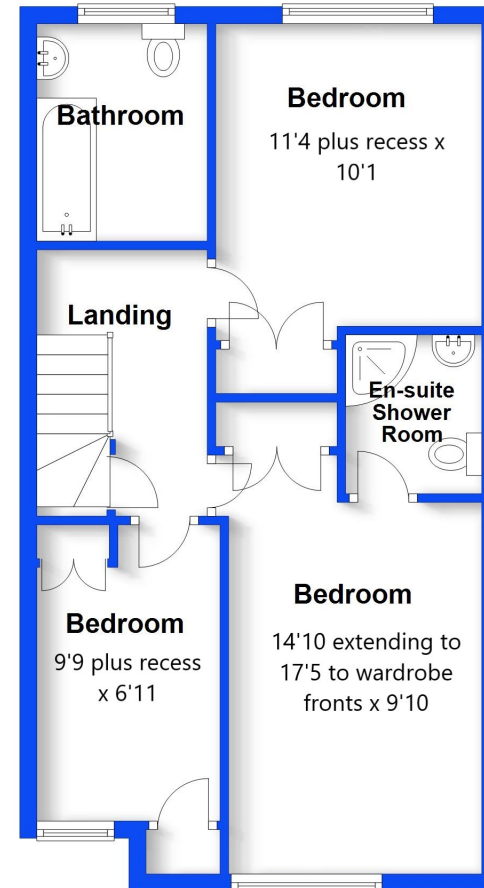
First Floor

Approx. 51.4 sq. metres (553.6 sq. feet)



Second Floor

Approx. 51.4 sq. metres (553.6 sq. feet)



Total area: approx. 154.3 sq. metres (1660.8 sq. feet)

All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and 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 Floorplan Plan produced using PlanUp.