



21 Regent Avenue, Colne, Lancashire

BB8 7AX



## PROPERTY DESCRIPTION

Situated in a highly sought after residential location towards the border of Colne and the village of Foulridge, this superior bay fronted mid terraced house offers an exceptional family home with deceptively spacious accommodation that must be viewed to be fully appreciated. Benefiting from a good sized yard, which has previously been utilised as off road parking space, this excellent, well presented abode stands on a popular row of terraced houses that rarely come onto the market. Appealing to a wide range of prospective buyers, early viewing is strongly recommended.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises on the ground floor, an entrance vestibule, hall and a spacious, pleasant lounge, featuring a large bay window and a fireplace fitted with a living flame gas fire. Double doors from this room open into the dining room, which is open plan with the kitchen. The kitchen is attractively furnished with cream gloss fronted units and appliances, incorporating an electric oven, a gas hob, a microwave and integral fridge/freezer and slimline dishwasher.

Upstairs, the generously proportioned largest bedroom boasts two windows and offers excellent flexibility. It could easily be split to create a fourth bedroom, or the existing bathroom could be relocated and a centre bathroom created to enable the current bathroom to become that fourth bedroom, if required. There are two additional double bedrooms including the sizeable attic. The main, larger than average bathroom is half tiled and fitted with a four piece white suite, complete with a separate shower cubicle.

Outside, the property benefits from a front forecourt garden and the rear yard has a useful outbuilding, providing excellent storage space.

## FEATURES

- Superior Bay Fronted Mid Terraced House
- Deceptively Spacious, Desirable Family Home
- Sought After Res. Area Close to Foulridge
- Well Presented & Attractively Furnished
- Vestibule, Hall & Pleasant Lounge with Bay
- Open Plan Din Rm & Ftd Kit inc. Appl'ces
- 3 Large Double Bedrms inc. Attic - Pot for 4
- Huge 4 Pc Bathrm with Separate Shower
- Sizeable Yard with Vehicular Access
- PVC DG & GCH – Early Vwg Strongly Rec.





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

PVC entrance door, with a window light above. Part glazed internal door, opening into the hall.

#### Hall

Stairs to the first floor, ornate ceiling coving, radiator and wood finish laminate flooring.

#### Lounge

12' 1" plus bay x 11' 4" into alcoves (3.68m plus bay x 3.45m into alcoves)

A very pleasant room, featuring a large pvc double glazed bay window and a stained wood fireplace, with a marble inset and hearth, fitted with a living flame gas fire. It also has a radiator, coved ceiling and part glazed double doors opening into the open plan dining room and kitchen.

### Open Plan Dining Room & Kitchen

#### Dining Room

14' 9" x 10' 3" plus alcoves (4.50m x 3.12m plus alcoves)

This spacious second reception room is laid with wood finish laminate flooring and has wall mounted display shelves, a pvc double glazed window, radiator, coved ceiling and an under-stairs storage cupboard.

#### Kitchen

12' 1" x 7' 9" plus recess (3.68m x 2.36m plus recess)

The good sized kitchen is attractively furnished and fitted with stylish, gloss fronted units, laminate worktops, with matching upstands, and a single drainer sink, with a mixer tap. It has a built-in electric oven, a gas hob, with an extractor hood over, a microwave oven and an integral fridge/freezer and slimline dishwasher. There is also space and plumbing for a washing machine and space for a tumble dryer, the condensing combination boiler is concealed in a wall unit and the kitchen also has two pvc double glazed windows, a pvc external door and is laid with wood finish laminate flooring.

### Second Floor

#### Landing

Spindled balustrade, frosted glass skylight, dado rail, enclosed stairs to the second floor and a useful storage cupboard, with an electric light and shelves.

#### Bedroom One

15' 2" into alcoves x 12' 4" (4.62m into alcoves x 3.76m)

This very generously proportioned double bedroom has two pvc double glazed windows and a radiator and offers the potential to be split if a fourth bedroom is required.

#### Bedroom Two

14' 11" x 9' 3" into alcoves (4.55m x 2.82m into alcoves)

Another very spacious double bedroom, which has a radiator and a pvc double glazed window.

#### Bathroom

11' 9" x 7' 11" (3.58m x 2.41m)

Half tiled and larger than the average, the bathroom is fitted with a four piece white suite, comprising a bath, a tiled shower cubicle, a pedestal wash hand basin and a w.c. It also has an electric toothbrush/shaver charging point, a chrome finish radiator/heated towel rail, radiator, pvc double glazed, frosted glass window, downlights recessed into the ceiling, an extractor fan and stained wood floor.



### Second Floor

#### Attic/Bedroom Three

15' 2" less stairwell x 11' 7" (4.62m less stairwell x 3.53m)

A superb, third double bedroom, with a double glazed Velux window, radiator and built-in wardrobe. There is an abundance of storage space under the eaves on either side of the room, with both having electric lights and one having a double glazed Velux window.

### Outside

#### Front

Garden forecourt, stocked with a variety of shrubs and trees. A canopy provides shelter over the front entrance door and there is an external electric light.

#### Rear

The last, but not least of the numerous enticing and advantageous assets of this excellent family home, the sizeable, enclosed yard has timber gates that open up to allow vehicular access for off road parking. There is also a useful outbuilding, which has electric power and light, as well as an external electric light and a cold water tap in the yard.

### Directions

Proceed into Colne on the A56, via Foulridge, along Skipton Road. Go past Foulridge Upper Reservoir on the left and the right turning into Langroyd Road and then turn next right into Regent Avenue, opposite the left turning into Castle Road.

### 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.

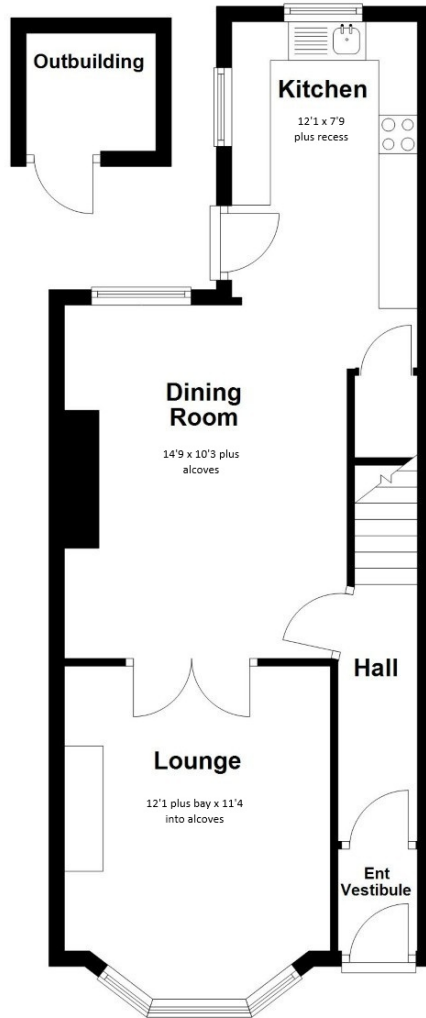
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

# FLOORPLAN

## Ground Floor

Approx. 50.9 sq. metres (548.2 sq. feet)



## First Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



## Second Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



Total area: approx. 134.9 sq. metres (1452.1 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.

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