





PROPERTY DESCRIPTION

A great opportunity to purchase a three bedroomed detached bungalow, which is situated in a highly sought after location, off Cotton Tree Lane. Having the advantage of a wonderful aspect and views from the rear, this desirable abode has been extended and re-furnished by the present owner over the last couple of years and an early viewing is strongly recommended to appreciate the many appealing attributes this wonderful home has to offer. Providing nicely proportioned, tastefully presented living space, this lovely dwelling would be suitable for a wide range of prospective buyers and is conveniently located for the parade of shops at Heifer Lane, public transport and is also well positioned for easy access to the open countryside.

FEATURES

- Desirable, Extended, Detached Bungalow
- Wonderful Aspect & Views from Rear
- Sought After Area Close to Parade of Shops
- Internal Viewing Highly Recommended
- Porch/Utility & Open Plan Dining/B'fast Kit
- Modern Kitchen Units & Integ. Appl'ces
- Fabulous Sitting Room with French Doors
- 3 Dbl Beds - 1 En-Suite & 1 with Wash Rm
- Half Tiled 3 Pc Shower Rm - PVC DG & GCH
- Drive/Parking & Delightful, Private Gardens





ROOM DESCRIPTIONS

Entrance Porch/Utility Room

PVC double glazed, frosted glass entrance door. This nice sized room has built-in base units and drawers, a wood effect laminate worktop, with matching upstands, automatic washing machine, pvc double glazed windows in two elevations (one frosted glass), a wall light point and a half glazed internal door leading into an inner hallway.

Open Plan Hallway, Living/Dining Room & Breakfast Kitchen

20' 9" plus recesses x 12' 2" reducing to 6' 0" in the kitchen area (6.32m plus recesses x 3.71m reducing to 1.83m in the kitchen area)
This whole area is laid throughout with attractive wood effect laminate flooring.

Hallway

Wall mounted coat hooks and a radiator.

Living/Dining Room

Enjoying a lovely outlook over the rear garden, with picturesque countryside beyond, this delightful, extremely light and airy room allows ample space for a good sized dining table and features a carved Limestone fireplace, fitted with a living flame gas fire. It also has a pvc double glazed window and a radiator.

Kitchen

Stylishly furnished and fitted with modern shaker style units and drawers, wood effect laminate worktops, which extend into a breakfast bar, with matching upstands, concealed lighting under the wall units, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven/grill, a ceramic electric hob, with an extractor over, and an integral fridge, freezer and dishwasher. PVC double glazed window and a radiator.

Sitting Room

15' 2" plus recess x 10' 4" plus recesses (4.62m plus recess x 3.15m plus recesses)
Another impressive and enticing attribute of this alluring abode, this charming room enjoys the beautiful views and features a fireplace, fitted with a contemporary 'Optimyst' fire. It also has two pvc double glazed double French doors, one with a pvc double glazed window at one side, flooding the room with natural light, an upright radiator and wood effect laminate flooring.

Bedroom One

12' 3" plus recesses x 10' 5" (3.73m plus recesses x 3.17m)
An extremely pleasant room, which has pvc double glazed double French doors giving access to the side garden, attractive wood finish laminate flooring, which extends into the en-suite, and a radiator.

En-Suite Shower Room

Partially open plan with the main bedroom, the en-suite is tastefully furnished with a modern three piece white suite, comprising a walk-in shower cubicle, lined with pvc 'wet wall' style panelling, a wash hand basin and a w.c. It also has a pvc double glazed, frosted glass window and downlights recessed into the ceiling.

Bedroom Two

11' 5" into recess x 11' 3" (3.48m into recess x 3.43m)
This second good sized double room has a pvc double glazed window and a radiator.

Bedroom Three

10' 8" x 9' 6" (3.25m x 2.90m)
Another decent sized double room, which has two pvc double glazed windows and a radiator.



En-Suite Washroom

Fitted with a two piece white suite, comprising a w.c. and a wash hand basin. It also has a pvc double glazed, frosted glass window, access to the loft space and houses the wall mounted gas combination central heating boiler.

Shower Room

Half tiled and fitted with a three piece white suite, comprising a fully tiled shower cubicle, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, radiator and wood finish laminate flooring.

Outside

Front/Side/Rear

There is a tarmac covered drive to one side of the bungalow, providing off road parking. At the other side and to the rear are delightful gardens, which are mainly lawned and surrounded by mature trees and hedging. There is a paved patio directly in front of the French doors of the sitting room and a further paved patio directly behind the parking area. External cold water tap and external lighting.

Directions

Proceed out of Colne town centre on the A6068 along Keighley Road, heading towards Trawden and Laneshawbridge. Carry on to the large roundabout and take the third exit, continuing on the A6068/Keighley Road, then take the first right turning onto the B625 into Cotton Tree Lane and the bungalow is on the right.

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

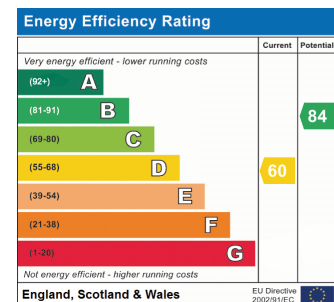
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House to Sell?

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

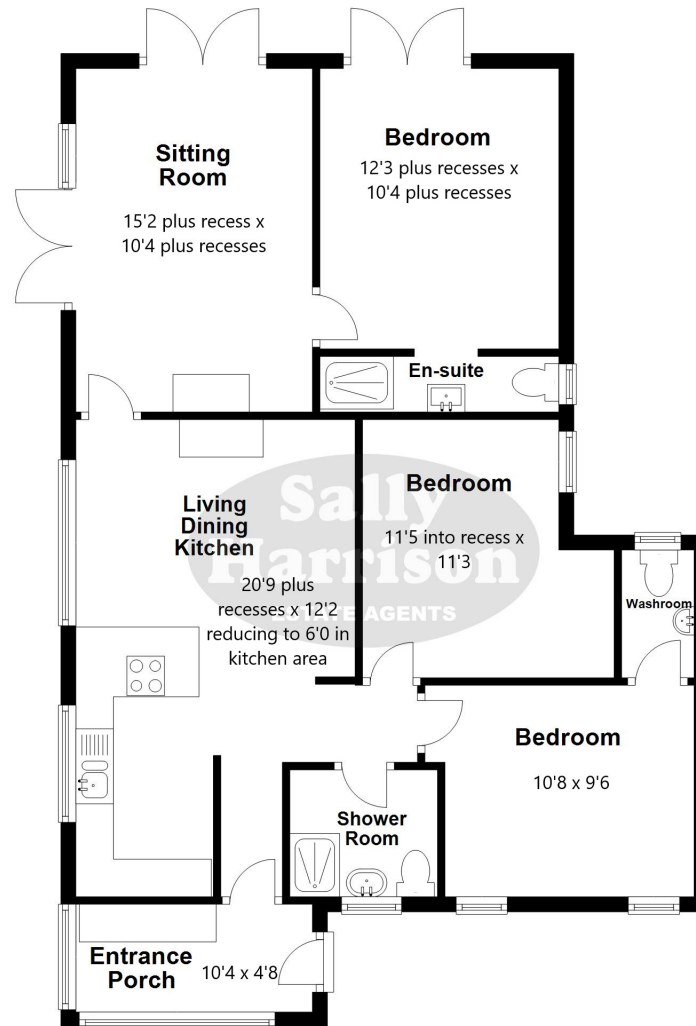
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FLOORPLAN

Ground Floor

Approx. 84.1 sq. metres (905.7 sq. feet)



Total area: approx. 84.1 sq. metres (905.7 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 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.

