



128 Oak Street, Colne.

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Offers Around £139,950 Freehold

PROPERTY DESCRIPTION

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The accommodation briefly comprises an entrance hall, a lounge, featuring a fireplace and a living flame gas fire, and a large breakfast kitchen, which allows space for a sofa or dining table and is well equipped with contemporary black gloss finish units, co-ordinating worktops and a breakfast bar, with matching splash-backs, and has an electric double oven/grill, a gas hob, with a stainless steel splash-back and extractor hood over, as well as allowing room for an American style fridge/freezer. The three bedrooms on the first floor will all take double beds and one is fitted with a big double wardrobe. Fully tiled, including the floor, the bathroom is fitted with a good quality three piece white suite, including a bath with a fixed 'rainfall' style shower over, an additional flexible shower head and a glazed shower screen.

The front garden is lawned, with a surrounding border, and the rear garden has been paved for low maintenance. The garage, which is a particularly beneficial asset of the property, is bigger than standard and has electric power and light.
NO CHAIN INVOLVED.

FEATURES

- Appealing, Good Sized Family Home
- Close to Park High School
- Large Garage to Rear
- Front Garden & Paved Patio to Rear
- Hall, Lounge with Fireplace & Gas Fire
- Spacious, Contemporary Living/Kitchen
- 3 Generously Sized Bedrms - 1 with Ftd W'robe
- Fully Tiled Bathrm with Shower over Bath
- PVC Double Glazing & Gas Central Heating
- Early Viewing Recommended - No Chain



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Attractive pvc double glazed, frosted glass entrance door, with a matching window to one side. Radiator and an open staircase to the first floor, with an under-stairs storage area.

Lounge

14' 4" x 10' 10" into alcoves (4.37m x 3.30m into alcoves)

This good sized room has a fireplace with a living flame gas fire, a pvc double glazed window, radiator and television point.

Living/Breakfast Kitchen

20' 8" x 7' 7" extending in stages to 9' 4" (6.30m x 2.31m extending in stages to 2.8m)

The large kitchen allows ample space for a sofa or dining table and is fitted with a range of black gloss finish units, co-ordinating laminate worktops and matching splash-backs and a single drainer sink, with a mixer tap. Built-in electric double oven/grill and a gas hob, with a stainless steel splash-back and extractor canopy over. Plumbing for a washing machine, space for a condenser tumble dryer and space for an American style fridge/freezer. Two pvc double glazed window, two radiators and a built-in cupboard, housing the gas condensing combination central heating boiler. PVC double glazed, frosted glass external door.

First Floor

Landing

Radiator and access to the loft space.

Bedroom 1

14' 6" x 9' 4" plus recess (4.42m x 2.84m plus recess)

A generous double room, with two pvc double glazed windows and a radiator.

Bedroom 2

11' 2" x 7' 0" plus recess (3.40m x 2.13m plus recess)

Another decent sized double room, with a pvc double glazed window, radiator and two built-in shelved cupboards.

Bedroom 3

10' 2" x 7' 4" to wardrobe fronts, plus recess (3.10m x 2.24m to wardrobe fronts, plus recess)

The third bedroom provides a good sized single or small double room and has a built-in double wardrobe, a pvc double glazed window, with an open aspect, and a radiator.

Bathroom

10' 1" x 5' 4" (3.07m x 1.63m)

The larger than standard, fully tiled bathroom is attractively furnished and fitted with a modern three piece white suite, comprising a bath, with a fixed 'rainfall' style shower over, plus an additional, flexible, hand-held shower head and glazed shower screen, a pedestal wash hand basin and a w.c. The floor of the bathroom is also tiled and it has two pvc double glazed, frosted glass windows, a 'chrome' radiator/heated towel rail and down-lights recessed into the pvc lined ceiling.

Outside

Front

Lawned garden, with a surrounding border and paved pathway. A ginnel gives access from the front to the rear.

Rear

The area at the rear of the house has been paved for easier maintenance and has an external light and cold water tap.

Garage

17' 11" x 13' 11" (5.46m x 4.24m)

The large, substantially built garage has an up and over door, a pvc double glazed, frosted glass window, electric power and light and a pvc personal door in the side.

Directions

Proceed into Colne on the A56, via Foulridge, along Skipton Road. Go past Noyna View on the left and then take the next left turning into Caste Road. Continue up Castle Road, go past Castle Court on the right and then turn next right into Venables Avenue. The turning into Oak Street is the third on the right off Venables Avenue, after the left turning into Windermere Avenue.

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.

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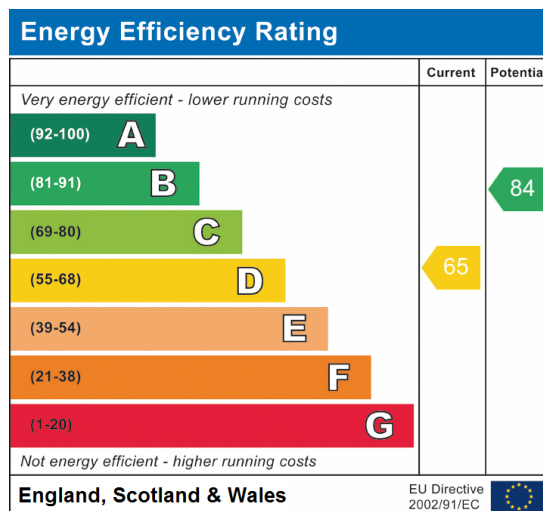
House to Sell?

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

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