



2 Priestfield Avenue, Colne, Lancashire
BB8 9QJ



PROPERTY DESCRIPTION

This extended, deceptively spacious semi-detached bungalow is situated in a highly sought after residential area, close to Alkincoates Park. Internal viewing is absolutely essential in order to fully appreciate the well proportioned living space and many desirable and advantageous attributes this appealing home has to offer, having the advantage of an extension on the side, which provides a second reception room, a detached, larger than average garage and a driveway, providing tandem off road parking for three cars,

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises, an entrance hallway and a light and airy sitting room, with a wall mounted gas fire (which is currently not working). There is a hall leading to the good sized lounge, which benefits from a pleasant aspect over the front garden and a spacious kitchen, which allows ample room for a dining table and is fitted with light wood finish units, a built-in gas double oven/grill and a gas hob. There are three bedrooms, two double and a decent sized single and a bathroom, fitted with a three piece suite, with a shower over the bath.

At the front of the property is a lawned garden with surrounding borders stocked with a variety of mature shrubs and conifers, a further garden area to the side of the property and the rear garden is mainly laid to lawn with a selection of mature shrubs and a blossom tree. NO CHAIN INVOLVED.

FEATURES

- Extended Semi-Detached Bungalow
- Highly Desirable Loc Nr Alkincoats Park
- Deceptively Spacious Accommodation
- Tidily Presented Living Space
- Ent Hall & Charming Sitting Room
- Good Sized, Very Pleasant Lounge
- Dining Kitchen inc. Double Oven & Hob
- 3 Decent Sized Bedrms & 3 Pc Bathrm
- Det. Garage & Off Rd Prkg for 3 Cars
- Delightful Gardens Front, Side & Rear
- PVC Double Glazing & Gas CH
- Viewing Essential to Apprec. - No Chain





ROOM DESCRIPTIONS

Entrance Hallway

PVC double glazed, frosted glass entrance door. There are also two part glazed internal doors, one leading into the sitting room and the other opening into the inner hallway.

Sitting Room

13' 8" x 9' 7" (4.17m x 2.92m)

This extremely pleasant, light and airy room is a particularly beneficial addition to this charming bungalow and has a wall mounted gas fire (which is currently not working), two pvc double glazed windows and a radiator.

Hall

Radiator, meter cupboard and access to the loft space.

Lounge

15' 5" x 10' 11" into alcoves (4.70m x 3.33m into alcoves)

The lounge is a good size and has a living flame gas fire (which is currently not working) set on a marble hearth, wall light points and a pvc double glazed window.

Dining/Kitchen

15' 4" x 9' 11" plus recess (4.67m x 3.02m plus recess)

The spacious kitchen allows ample room for a dining table and is well equipped with plenty of modern, light wood finish units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in gas double oven/grill, a gas hob, with an extractor hood over, a pvc double glazed window, radiator and pvc double glazed, frosted glass external door.

Bedroom One

13' 0" x 9' 11" (3.96m x 3.02m)

This generous double bedroom has a pvc double glazed window, radiator and wall light points.

Bedroom Two

9' 4" x 7' 8" (2.84m x 2.34m)

This second double room has a radiator and a pvc double glazed window, overlooking the garden at the rear.

Bedroom Three

9' 9" x 6' 10" (2.97m x 2.08m)

The third bedroom is also a decent size and has a built-in double wardrobe, with overhead storage cupboards, a dressing table, a set of drawers, a pvc double glazed window and radiator.

Bathroom

9' 5" x 6' 0" into recess (2.87m x 1.83m into recess)

The bathroom is half tiled and fitted with a three piece suite, comprising a bath, with a shower over and tiled splashback, a w.c. and a wash hand basin, with cabinets below and vanity mirror above. There is also a pvc double glazed, frosted glass window, a radiator and built-in airing cupboard, with fitted shelves and which also houses the gas condensing combination boiler.

Outside

Front/Side

The tarmac covered drive provides tandem off road parking for three to four cars and leads to the garage. There is also a good sized garden, consisting of a lawn, with

surrounding borders stocked with a variety of mature shrubs, conifers and a mature Acer tree. There are additional garden areas, with well-established shrubs, at either side of the drive.

Garage

The larger than average, detached, wood garage has part glazed double doors, a window in the rear and a personal door in one side.

Rear

The rear garden is mainly lawned, with a selection of shrubs and a mature blossom tree around the edges.

Directions

Exit the M65 motorway at Junction 14 and take the first exit off the roundabout into Vivary Way on the A6068. At the traffic lights at the end of Vivary Way, turn left into Barrowford Road (B6247). Turn third right into Alkincoats Road, then first left into Reginald Street and then second right into Knightsbridge Avenue. Continue to the end of Knightsbridge Avenue and into Priestfield 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.

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.

23D24TT/06F24TT/13F24TT



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN

Ground Floor

Approx. 82.5 sq. metres (887.9 sq. feet)



Total area: approx. 82.5 sq. metres (887.9 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.

