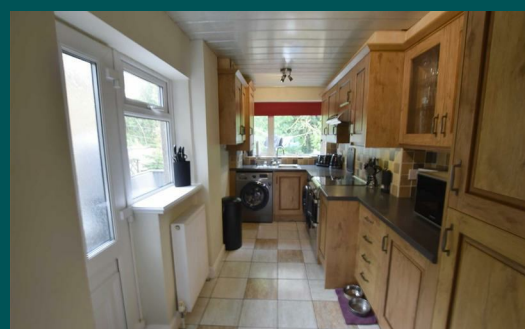


Because life is

Petty<sup>TM</sup>  
Real

390 Colne Road  
Kelbrook  
BB18 6TE



For Sale

Price £119,950

Presenting an ideal opportunity to purchase a well presented two bedroom mid terrace house situated in a popular village location. The accommodation is arranged over two floors and briefly comprises to the ground floor an open plan living/dining room arrangement and a lovely fitted kitchen. On the first floor there are two double bedrooms, one with fitted wardrobes and a modern three piece white bathroom. The property benefits from gas fired central heating and UPVC double glazing throughout. Externally to the front of the property is a garden with lawn and timber boundary fence and to the rear is a patio garden with natural stone boundary wall abutting Pendle Water. Internal viewing is recommended to fully appreciate this lovely home.





## A well presented 2 bedroom mid terrace with garden areas.

### LOCATION

Travelling away from our Barnoldswick office along Kelbrook Road at the roundabout take the first exit turning into Colne Road. Proceed along Colne Road passing the Craven Heifer and the property is located on the left hand side and can be identified by our For Sale board.

### DESCRIPTION

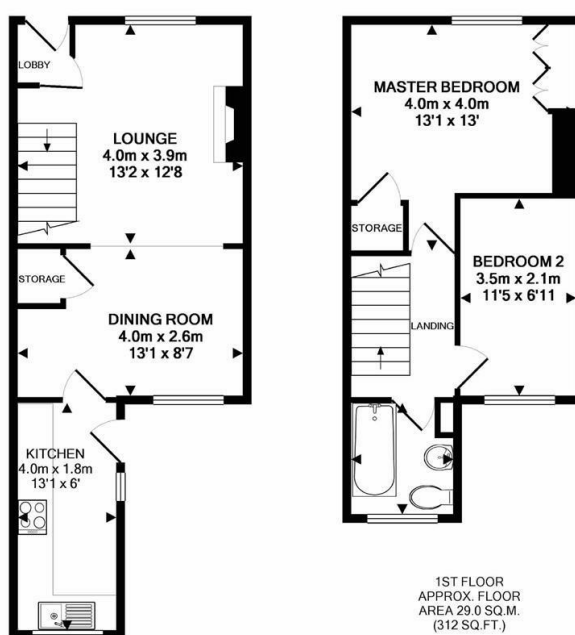
The property is approached by a paved pathway that leads to a Rockwood PVC front door. There is an entrance vestibule which opens into a lovely lounge with feature stove set onto a tiled hearth. There are wall light points and staircase ascending to the first floor. An open plan living arrangement leads into the dining area with oak coloured laminate flooring, useful under stairs storage cupboard and PVC window to the rear. The kitchen houses a beautiful range of oak wood effect wall and base units with matching glass fronted display cupboards. There is a fully integrated fridge and freezer, space and plumbing for a washing machine and dishwasher, space for a cooker with gas point, single drainer sink unit with chrome mixer tap, tiled splashbacks and dark complementary laminated working surfaces, tiled flooring and a wall mounted gas fired central heating boiler which is concealed within a matching cupboard. There are dual aspect PVC windows to the rear and side and an external PVC door which leads to the rear garden.

On the first floor there is a spacious landing with loft access point. There are two double bedrooms, the master benefiting from a modern range of fitted wardrobes with matching drawer units. The house

bathroom has a three piece white suite comprising P-shaped shower bath with chrome mixer tap and chrome thermostatic shower over and glass shower screen, pedestal wash hand basin with chrome mixer tap, low level wc with push button flush, part tiled walls, recessed spotlighting, chrome heated ladder style towel rail, extractor fan and storage cupboard. The property also benefits from a boarded out loft space.

Externally to the front is an enclosed garden area which is laid mainly to lawn with pleasant seating area and decorative gravel. To the rear is a paved patio garden which abuts Pendle Water and has a pleasant aspect.

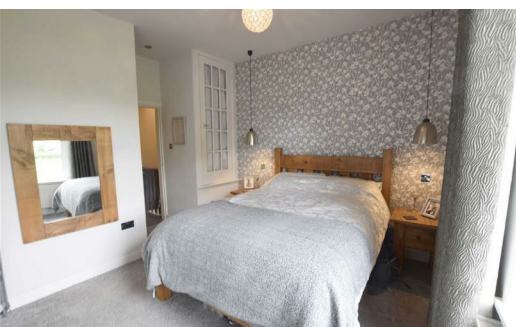
Internal viewing is recommended to fully appreciate this beautiful home.



GROUND FLOOR  
APPROX. FLOOR  
AREA 33.1 SQ.M.  
(357 SQ.FT.)

TOTAL APPROX. FLOOR AREA 62.1 SQ.M. (668 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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