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Sale



1 Colne Road  
Kelbrook BB18 6TE

£350,000



### Key Features:

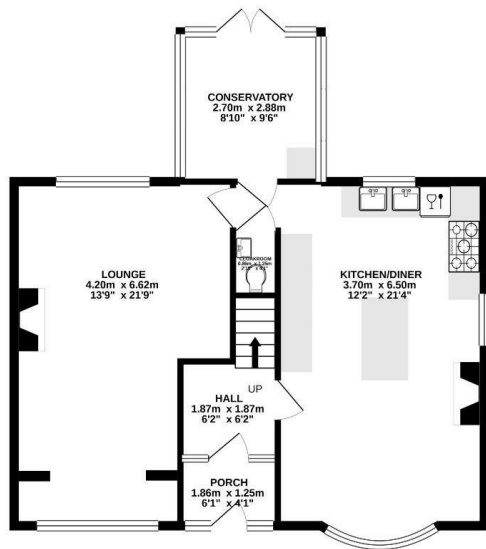
- 3 Bedroom Semi-Detached Home
- 3 Double Bedrooms
- Stunning Dining Kitchen
- Abutting Open Fields
- Orchard
- Set Within 3/4 Acre of Gardens
- Spacious Lounge
- Conservatory Extension
- Detached Timber Outbuildings
- Petty 360 Virtual Tour

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: D

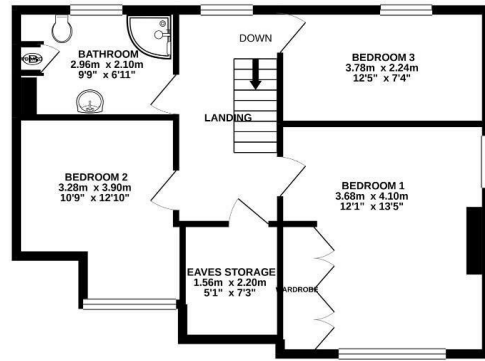


# 3 BEDROOM House - Semi-Detached

GROUND FLOOR  
66.7 sq.m. (718 sq.ft.) approx.



1ST FLOOR  
54.4 sq.m. (585 sq.ft.) approx.



TOTAL FLOOR AREA : 121.1 sq.m. (1303 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Main Description:

Enjoying a delightful private location this charming, mature, semi detached house, is located in the highly desirable village of Kelbrook, backing directly on to open fields, with fantastic, far reaching rural views, and has the advantage of approx 3/4 of an acre of garden/grounds, including lawned areas, vegetable garden, woodland and orchard.

Brick and 'K' rendered elevations under a rosemary clay tiled roof this excellent family home has been refurbished by the current owners to an exceptional standard.

The principle entrance is on the front elevation and open to a porch which in turn leads to a square hall with a straight light staircase ascending to the first floor. There is also ground floor sani flo toilet with wash hand basin. The through lounge is generous in size and will comfortably hold a large amount of furniture the wide bay window to the front infuses the room with an abundance of natural light and a further window to the rear elevation overlooks the adjacent fields. The room's focal point is the multi-fuel stove perfect for those chilly evenings.

The dining kitchen features an excellent arrangement of shaker style fronts with island work station perfect for the most discerning chef and ample space for dining. Similarly to the lounge the kitchen houses a log burning stove. Accessed from the kitchen is a conservatory extension to the rear provides additional and flexible living space.

On the first floor you will find three double bedrooms all enjoying attractive views, the family shower room houses a stylish three piece suite in white. There is also ample storage to the eaves.

Externally there is ample parking for several vehicles, an outbuilding/workshop and a substantial, detached timber garden room/office, which is an impressive attribute, suitable for a variety of uses the current owner is an amateur painter and is currently utilised as a studio.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property