

Because life is

PettyTM
Real

11 Hawthorne Terrace
Foulridge
Colne
BB8 7PE



For Sale

£150,000

- Mid-Terrace
- Two Bedrooms
- Well Presented
- Cellar
- Two Reception Rooms

- Gas Central Heating
- UPVC Double Glazing
- Popular Village Location
- Tax Band - B



A bay fronted, mid-terrace property located in the popular village of Foulridge, a short driving distance from Colne and Barnoldswick Town Centres as well as being within twenty minutes drive of the historic market town of Skipton. This property would make an ideal purchase for first time buyers or someone looking to downsize.

Well presented throughout and arranged over three floors, the property briefly comprises to the ground floor: an entrance lobby as you enter through a UPVC front door which in turn leads to a hallway with stairs accessing the first floor.

The first of two reception rooms is located to the front of the property and boasts a bay window letting in an abundance of natural light and a marble fireplace with gas fire providing an attractive focal point. The second reception room is positioned to the rear and currently being used as a dining room, benefitting from a gas fire and exposed brickwork.

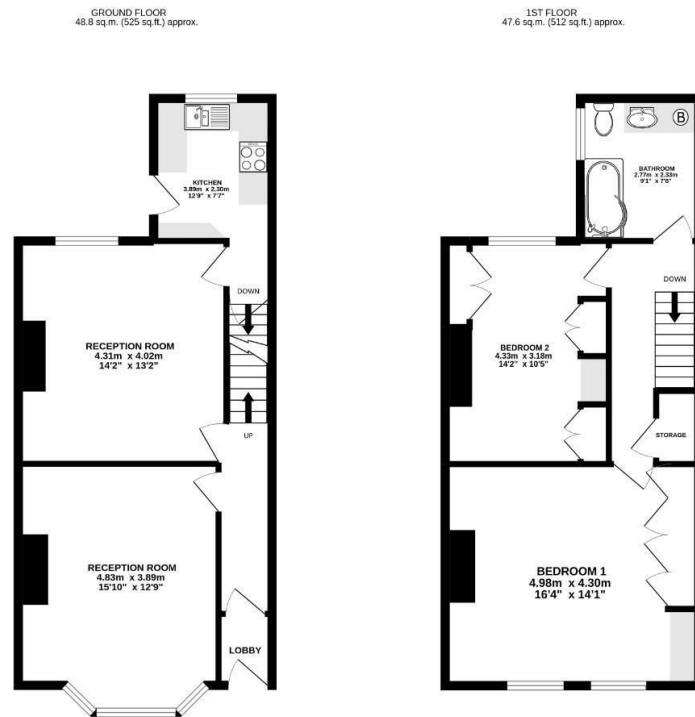
A separate kitchen houses matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, double bowl stainless steel sink, oven and hob with overhead extractor fan. Entryway to the cellar is gained from the kitchen and is an ideal storage area.

To the first floor is a spacious landing leading to two well proportioned bedrooms, both benefitting from fitted wardrobes, the master boasting views of the countryside beyond.

A generous bathroom houses a modern three piece suite in white comprising a low level WC, wash basin with vanity unit and 'P' shaped bath with overhead shower.

The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there us a garden forecourt to the front and a well tended garden to the rear with plant bedding, lawn and patio.



TOTAL FLOOR AREA: 96.4 sq.m (1038 sq.ft) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, materials and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Model ref: 100022



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 868686
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk