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Grasmere Skipton Old Road
Colne
BB8 7AD



For Sale

Price £335,000

- Semi-Detached
- Three Double Bedrooms
- Two Reception Rooms
- Large Garden
- Off-Road Parking

- Garage
- Gas Central Heating & UPVC Double Glazing
- Tax Band - D



Located in a highly sought after and established part of Colne within the catchment area of local Primary and Secondary Schools and being a short distance away from amenities, this attractive semi-detached dwelling offers good sized living accommodation arranged over two floors creating excellent and well proportioned living accommodation.

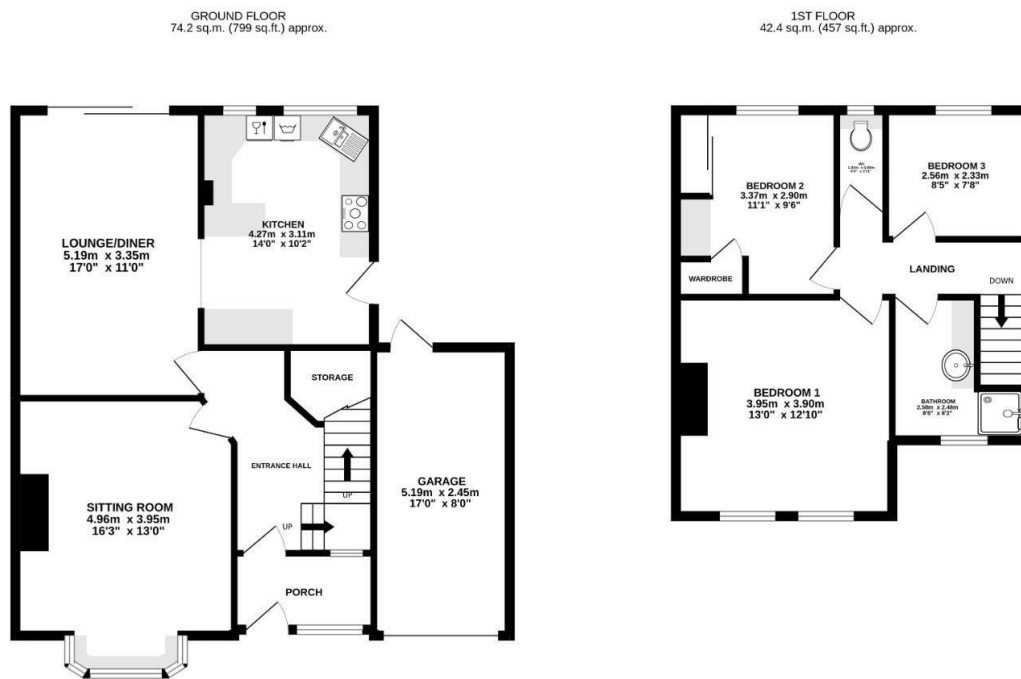
The accommodation comprises on the ground floor an entrance porch leading into an inner hallway with stairs ascending to the first floor. To the front of the property is the first of two reception rooms, boasting a large bay window letting in an abundance of natural light with a window seat overlooking the countryside beyond, fitted shelving within the alcoves and a cast iron fireplace with a gas fire providing an attractive focal point.

Positioned to the rear of the property is a generous lounge/diner with a semi-open layout into the kitchen, sliding patio doors accessing the rear garden and fitted furniture providing storage. The kitchen houses an array of matching wall, base and drawer units with co-ordinating granite worksurfaces, subway tile splashback, larder cupboard, double bowl stainless steel sink and integrated appliances including dishwasher, washing machine, oven and hob with overhead extractor fan.

To the first floor is a central landing leading to three generous double bedrooms, one benefitting from fitted wardrobes, a cloakroom housing a low level WC with hidden cistern and a fully tiled shower room housing a wash basin with vanity unit and a large walk-in shower with bench seating.

Externally there is a good sized garden to the front laid mainly to lawn with plant bedding and a double driveway leading to an attached garage. To the rear is a landscaped and well tended garden with a gravel path leading to a tranquil seating area to the bottom and a large decking space with views to the countryside beyond.

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



TOTAL FLOOR AREA: 116.7 sq.m. (1256 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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