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Real

100a Greenfield Road  
Colne  
BB8 9QX



## For Sale

- Detached Bungalow
- Two Bedrooms
- Large Kitchen/Diner
- Expansive Garden including orchard
- Close To Local Amenities

## Offers In The Region Of £400,000

- Two en-suite bathrooms
- Double detached garage
- Tax Band - E



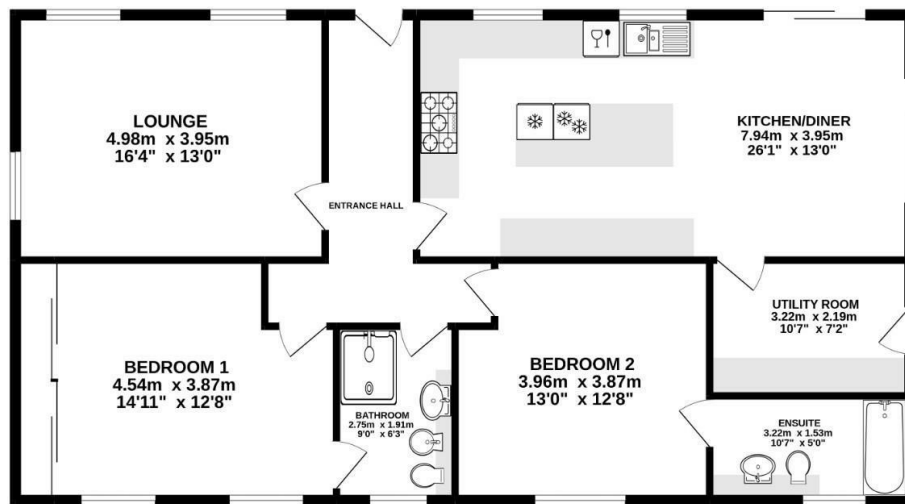
A deceptively spacious, detached bungalow on a substantial plot, located on a quiet country road. Close to local amenities and the M65 with links to Manchester, Preston and Blackburn.

Entering the property through the UPVC front door you are greeted with a large entrance hallway which leads to all rooms within the home. To the right is a generous lounge, boasting dual aspect windows letting in an abundance of natural light and a wall mounted gas fire. Opposite sits a large kitchen/diner housing matching wall, base and drawer units with high gloss cabinetry with co-ordinating work surfaces and splashbacks with a range of integrated appliances including double bowl composite sink, fridge & freezer, dishwasher and range oven with gas hob and overhead extractor fan. The kitchen also benefits from patio doors leading to the garden and an adjoining utility room with stable door to patio.

To the rear of the property are two well proportioned double bedrooms, the master benefitting from full length fitted wardrobes and access to the main bathroom and the second bedroom boasts a fully tiled, three piece, en-suite bathroom. The main bathroom is also fully tiled and houses a four piece bathroom suite in white comprising a low level WC with hidden cistern, bidet, sink with vanity unit and a walk in shower.

Externally there is an expansive garden sitting at approximately just over half an acre. Laid mainly to lawn with patio area, a large detached garage and driveway to the front with off-road parking for several cars.

**GROUND FLOOR**  
112.6 sq.m. (1212 sq.ft.) approx.



TOTAL FLOOR AREA: 112.6 sq.m. (1212 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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