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17 Russell Avenue
Colne
BB8 9LW



For Sale

- Spacious end quasi semi
- Sought after location
- Close to schools & amenities
- Ideal for growing family
- 3 Bedrooms (2 double)

Reduced To £190,000

- Lounge
- Kitchen diner
- Conservatory
- Modern bathroom
- Double driveway & large garden to the rear



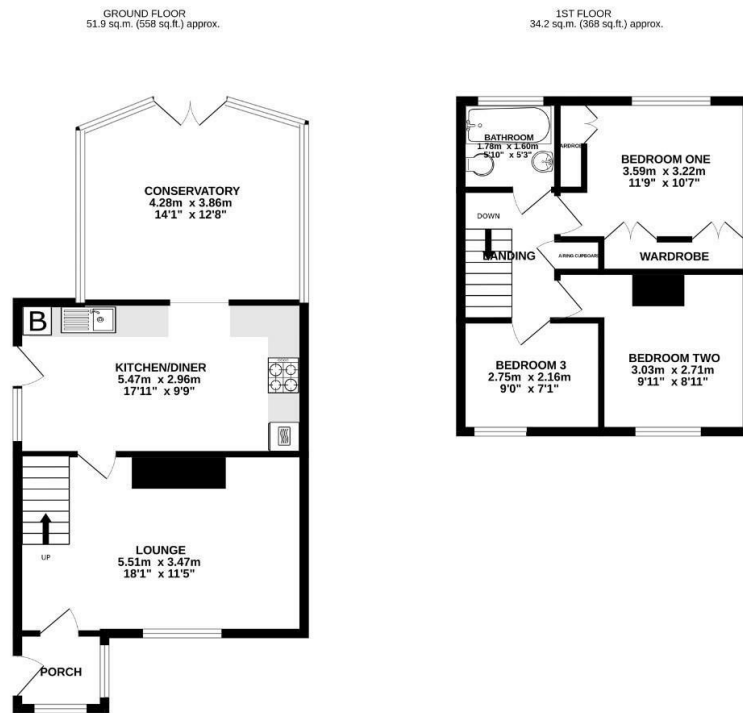
Located in a quiet established residential area off Skipton Road and in the catchment area for local Schools and a short drive from amenities, this modern well presented end one of four family style quasi would be ideal for growing families.

The accommodation comprises on the ground floor, entrance porch accessed via UPVC door which is currently used as an office, excellent sized lounge with stairs leading to the first floor. Spacious fully fitted modern dining kitchen housing an excellent range of wall and base units, stainless steel sink unit, integrated fridge/freezer, UPVC double glazed door leading to the rear garden, wall mounted gas fired combination boiler. Completing the ground floor accommodation is a sizeable conservatory with French UPVC double glazed doors leading to the rear garden.

To the first floor is a landing, three bedrooms, two of double sized and there is a three piece modern bathroom suite in white comprising bath with mixer shower over, low level wc and pedestal hand wash basin.

Externally boasts gated access to a neat walled front garden with raised flower beds, plants and shrubs, multi car driveway plus impressive rear garden with Indian Stone paved patio.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and a viewing appointment is recommended.



TOTAL FLOOR AREA: 86.0 sq.m. (926 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items not appropriate 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 condition or efficiency can be given.
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