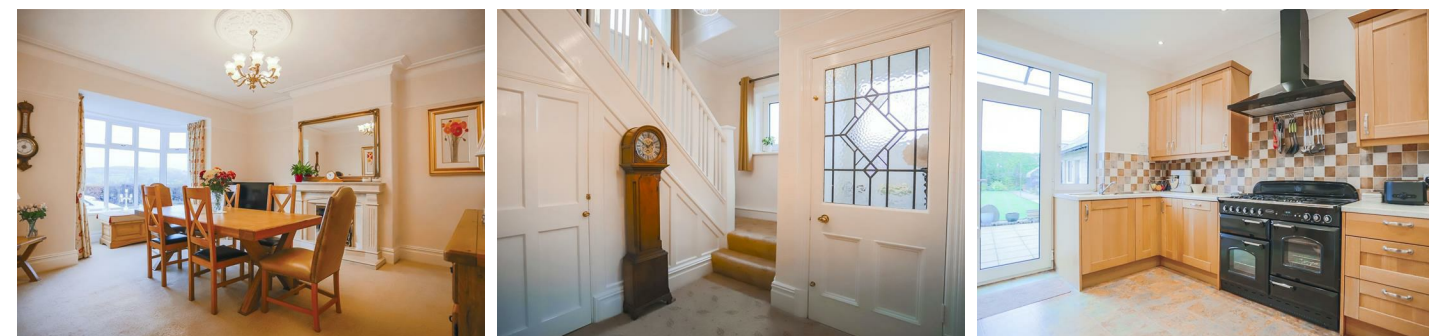


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Castle Road, Colne, BB8 7DS

Offers Over £425,000

AN IMPRESSIVE AND SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOME

Commanding an enviable plot on the highly desirable Castle Road, this four bedroom, semi-detached home is perfectly suited for a growing family looking for their dream home. The front of the property overlooks countryside views of Foulridge Reservoir and as far as Malham on a clear day! Internally the property flows with well-proportioned living accommodation finished in neutral tones and sympathetically incorporating the traditional character features to create a welcoming home ready to move straight into! The property is perfectly situated for walking distance to Park High School and is not far from Sacred Heart RC Primary School.

The property comprises briefly, to the ground floor: entrance through the vestibule to a welcoming hallway with stairs leading to the first floor and doors providing access to a downstairs WC, two spacious reception rooms and a fitted kitchen with access to the rear garden. To the first floor is a landing with doors leading to three bedrooms, a four piece family bathroom suite, and stairs leading to the second floor. To the second floor is a landing with door to a fourth bedroom. Externally the property boasts a generous laid to lawn rear garden with paved patios and a greenhouse. The front of the property boasts a tarmac and gravel chipped driveway providing off-road parking for numerous vehicles leading to a detached, stone built garage with washroom and garden storage at the rear.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Castle Road, Colne, BB8 7DS

Offers Over £425,000



- Semi Detached Property
- Vileroy & Boch Bathroom Suite
- Ample Off Road Parking & Garage
- EPC Rating: E
- Four Bedrooms
- Envious Open Views
- Freehold
- Set Over Three Floors
- Enclosed Rear Garden With Outbuildings
- Council Tax Band E

Ground Floor

Entrance Vestibule

4'2 x 3'6 (1.27m x 1.07m)

Hardwood single glazed entrance door, cornice coving, picture rail and door to the hallway.

Hallway

14'5 x 9'11 (4.39m x 3.02m)

UPVC double glazed window, central heating radiator, picture rail, cornice coving, stairs to the first floor, understairs storage and doors to kitchen, two reception rooms and WC.

WC

5'7 x 4'1 (1.70m x 1.24m)

UPVC double glazed frosted window, central heating radiator, spotlights, tiled elevations, dual flush WC, vanity top wash basin and tiled flooring.

Reception Room One

14'11 x 14'10 (4.55m x 4.52m)

UPVC double glazed bay window, central heating radiator, ceiling rose, cornice coving, picture rail, living flame gas fire and television point.

Reception Room Two

14'11 x 14'11 (4.55m x 4.55m)

Central heating radiator, ceiling rose, cornice coving, picture rail, living flame gas fire, television point and UPVC double glazed French doors to the rear.

Kitchen

14'5 x 9'10 (4.39m x 3.00m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, Rangemaster cooker with five ring gas hob and hot plate, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, integrated dishwasher, fridge and freezer, coving, spotlights, tile effect flooring and UPVC double glazed door to the rear.

First Floor

Landing

UPVC double glazed window, central heating radiator, coving, smoke alarm, picture rail, stairs to the second floor and doors to three bedrooms and bathroom.

Bathroom

10'8 x 9'5 (3.25m x 2.87m)

UPVC double glazed frosted window, central heating radiator, two central heating towel rails, Vileroy and Boch suite comprising: dual flush WC, pedestal wash basin, panelled bath, direct feed shower unit, spotlights, enclosed boiler, tiled elevations and extractor fan.

Bedroom One

14'11 x 14'11 (4.55m x 4.55m)

UPVC double glazed window, central heating radiator, coving, picture rail and fitted wardrobes.

Bedroom Two

13'5 x 11'10 (4.09m x 3.61m)

UPVC double glazed window, central heating radiator, coving, picture rail and over stairs storage.

Bedroom Three

11'10 x 7'10 (3.61m x 2.39m)

UPVC double glazed window, central heating radiator, coving, picture rail and fitted storage.

Second Floor

Landing

13'4 x 12'4 (4.06m x 3.76m)

Velux window and door to bedroom four.

Bedroom Four

13'6 x 11'4 (4.11m x 3.45m)

UPVC double glazed window and central heating radiator.

External

Rear

Enclosed laid to lawn garden with bedding areas, paved patios, greenhouse and access to a wash room and garden storage area.

Front

Off road parking for numerous vehicles with open views and access at the bottom of the driveway to a detached garage.

Garage

18'1 x 16' (5.51m x 4.88m)

Vehicle pit and workshop.

Wash Room

12' x 9'8 (3.66m x 2.95m)

Plumbing for washing machine, space for dryer and stone butler sink.

Garden Storage Room

6'10 x 6'8 (2.08m x 2.03m)

