



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			89
(81-91) B		80	
(69-80) C			
(55-68) D			
(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.

Standroyd Court, Colne, BB8 7BZ

£275,000

AN EXCEPTIONAL END TOWNHOUSE FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and neutral decoration, this enviable four bedroom end townhouse property is being proudly welcomed to the market in the sought after location of Colne on a quiet cul de sac. With stunning views over Boulsworth Hill, integral garage, two bathrooms and beautifully landscaped gardens, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Skipton, Burnley, Barnoldswick and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room/study/bedroom four, WC, integral garage, which is currently being used as a gym, and staircase to the first floor. The first floor leads on to a contemporary fitted dining kitchen and open plan reception room with views of Boulsworth Hill and surrounding fields, and houses a staircase to the second floor. The dining kitchen boasts modern wall and base units, integrated appliances and leads openly on to a spacious reception room. The second floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally, there is a beautifully landscaped garden to the rear with Indian stone patio, decking, bedding and canopy areas, as well as a stunning water feature. To the front, artificial lawns frame the driveway, with mature shrubs, and ample parking for at least three vehicles. There is also access to the garage and gated access to the rear garden.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Standroyd Court, Colne, BB8 7BZ

£275,000



- Beautifully Presented End Townhouse Property
- Four Bedrooms
- Modern Fitted Dining Kitchen
- Set Over Three Floors
- Double Driveway and Garage
- Tenure Freehold
- EPC Rating C
- Two Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band D

Ground Floor

Entrance Hall

19'8 x 7 (5.99m x 2.13m)

UPVC double glazed frosted front door, central heating radiator, smoke detector, spotlights, wood effect laminate flooring, doors to WC, reception room/office, garage/gym and stairs to first floor.

WC

6'9 x 3'1 (2.06m x 0.94m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and wood effect laminate flooring.

Reception Room

Two/Office/Bedroom Four

17'1 x 9'10 (5.21m x 3.00m)

UPVC double glazed window, central heating radiator, television point, understairs storage, wood effect laminate flooring and UPVC double glazed French doors to rear.

Garage

19'8 x 9'7 (5.99m x 2.92m)

UPVC double glazed frosted window, range of wall and base units, granite effect worktops, plumbing for washing machine, space for dryer, stainless steel one and a half bowl sink and drainer with high spout mixer tap and roller shutter garage door.

First Floor

Landing

9'10 x 7 (3.00m x 2.13m)

Central heating radiator, spotlights, smoke detector, door to kitchen/dining area and stairs to second floor.

Kitchen/Dining Area

17'1 x 13'2 (5.21m x 4.01m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, wood grain effect worktops, wood grain effect splashbacks, ceramic one and a half bowl sink and drainer with high spout mixer tap, integrated electric Smeg oven with four ring Smeg electric hob and extractor hood, integrated fridge, freezer and dishwasher, coving to ceiling, spotlights, wood effect laminate flooring and open access to reception room one.

Reception Room One

17'1 x 16'2 (5.21m x 4.93m)

Three UPVC double glazed windows, central heating radiator, coving to ceiling, spotlights and television point.

Second Floor

Landing

9'10 x 6'7 (3.00m x 2.01m)

Central heating radiator, smoke detector, loft access, integrated linen cupboard, doors leading to three bedrooms and bathroom.

Bedroom One

15'1 x 10'2 (4.60m x 3.10m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes and door to en suite.

En Suite

6'1 x 5'2 (1.85m x 1.57m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, corner direct feed shower enclosed, fully tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

10'8 x 10'2 (3.25m x 3.10m)

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

Bedroom Three

11'10 x 7'2 (3.61m x 2.18m)

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

Bathroom

7'5 x 6'7 (2.26m x 2.01m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and overhead direct feed shower, dual flush WC, pedestal wash basin with mixer tap, fully tiled elevations, spotlights, extractor fan and tiled flooring.

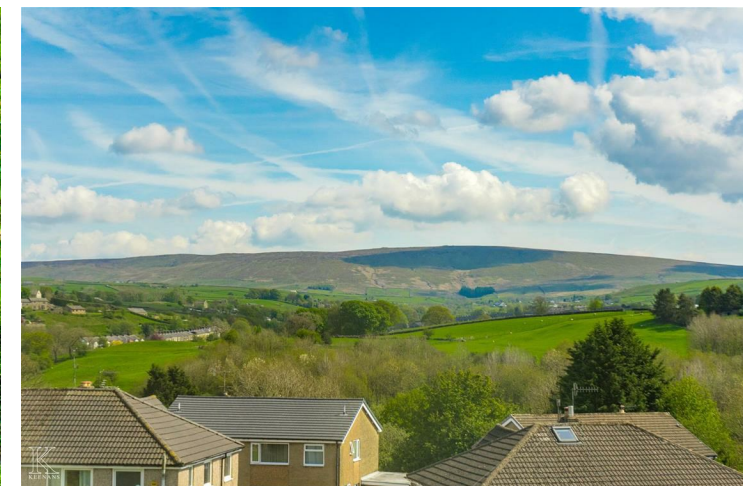
Exterior

Rear

Enclosed garden with Indian stone paving, decking, mature shrubbery, raised bedding, water feature and lighting.

Front

Artificial lawn, mature shrubbery, off road parking, access to garage and gated access to the rear garden.



Tel: 01282469023

www.keenans-estateagents.co.uk