

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			95
(81-91) B		83	
(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.

Rowling Hollins, Colne, BB8 8FH

£210,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, stunning views and stylish interior, this outstanding three bedroom semi detached property is being proudly welcomed to the market in the most desirable location of Colne within a popular estate. With modern fixtures and fittings, three double bedrooms and two bathrooms, 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 Burnley, Barnoldswick, Skipton and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room guides you on to an inner hallway which leads on to a contemporary fitted kitchen diner, WC, office and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three double bedrooms and a modern bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with laid to lawn, paving and decking areas. To the front there is a double driveway with access to the garage.

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

Rowling Hollins, Colne, BB8 8FH

£210,000



- Beautifully Presented Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating B
- Three Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band C

Ground Floor

Entrance Porch

4'9 x 3'4 (1.45m x 1.02m)

Composite double glazed frosted front door, central heating radiator and door to reception room.

Reception Room

16'1 x 10'3 (4.90m x 3.12m)

UPVC double glazed window, central heating radiator, television point and door to inner hall.

Inner Hall

11'1 x 6'3 (3.38m x 1.91m)

Central heating radiator, smoke detector, tiled flooring, doors leading to kitchen/dining area, WC, office and stairs to first floor.

Office

8'8 x 7'10 (2.64m x 2.39m)

WC

4'7 x 3'0 (1.40m x 0.91m)

Central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, extractor fan and tiled flooring.

Kitchen/Dining Area

18'10 x 7'8 (5.74m x 2.34m)

UPVC double glazed window, central heating radiator, range of panel wall and base units with wood effect worktops, composite one and a half bowl sink and drainer with high spout mixer tap, integrated Electrolux electric oven with four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, plumbing for washing machine, under unit lighting, spotlights, smoke detector, television point, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

9'10 x 6'3 (3.00m x 1.91m)

Loft access, smoke detector, doors leading to three bedrooms, family bathroom and over stairs storage.

Bedroom One

13'10 x 9'6 (4.22m x 2.90m)

Two UPVC double glazed windows, central heating radiator and door to en suite.

En Suite

6'10 x 4'8 (2.08m x 1.42m)

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

Bedroom Two

11'3 x 8'8 (3.43m x 2.64m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'10 x 7'11 (3.00m x 2.41m)

UPVC double glazed window and central heating radiator.

Bathroom

8'8 x 5'7 (2.64m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and electric feed shower overhead, dual flush WC, tiled elevations, spotlights, extractor fan and wood effect lino flooring.

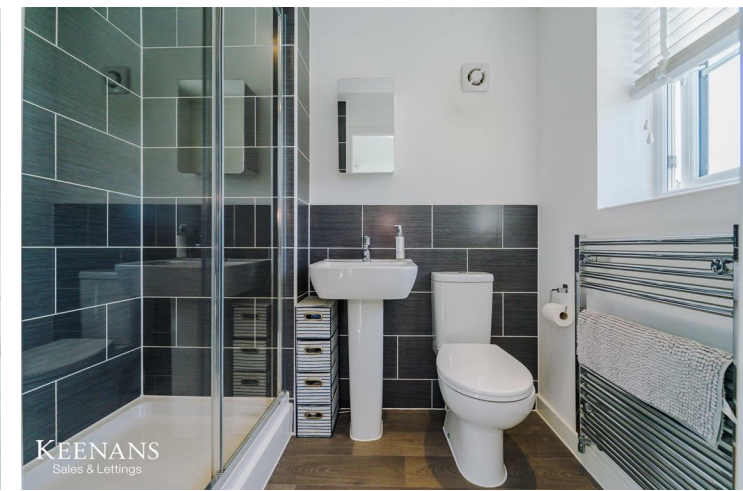
External

Rear

Enclosed garden with laid to lawn, paving and decking.

Front

Off road parking and access to garage.



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