



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.



## Carry Lane, Colne, BB8 0TW

### Offers Over £290,000

AN EXCEPTIONAL COTTAGE PROPERTY

Flowing internally with character and charm, stunning original features and enviable gardens, this breath taking end terrace cottage property is being proudly welcomed to the market in the sought after location of Colne. Situated within a quiet and desirable location, this property is the perfect home for any small family or couple truly not to be missed! With converted attic, beautiful views and having been updated beautifully throughout, this property is the perfect home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Skipton, Barnoldswick 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 a kitchen which boasts integrated appliances and houses a staircase to the first floor. The first floor comprises of doors on to two bedrooms, bathroom and staircase to the loft conversion. Externally there is an enclosed garden to the front with laid to lawn, paving, bedding, outbuildings and off road parking.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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 2  1  1  D

- Exquisite End Terrace Cottage
- Bursting with Character
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Spacious Interiors Throughout
- Tenure Freehold
- No Chain Delay
- Stunning Garden to Front
- Council Tax Band D

### Ground Floor

#### Entrance Porch

7'5 x 5'2 (2.26m x 1.57m)

Hardwood double glazed front door, hardwood double glazed window, double glazed roof, stone flag flooring and hardwood dingle glazed frosted leaded stained glass door to reception room.

#### Reception Room

17'8 x 12'5 (5.38m x 3.78m )

Two hardwood double glazed windows, central heating radiator, gas fire, television point, integrated storage, exposed beam and hardwood single glazed leaded stained glass door to kitchen.

#### Kitchen

12'9 x 9'11 (3.89m x 3.02m)

Hardwood double glazed window, upright central heating radiator, range of wood panel wall and base units with granite effect worktops, ceramic Belfast sink with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge and freezer, boiler, smoke detector, tiled flooring, understairs storage and stairs to first floor.

### First Floor

#### Landing

14'10 x 5'6 (4.52m x 1.68m )

Hardwood double glazed window, central heating radiator, smoke detector, storage cupboard, solid oak flooring, hardwood doors to two bedrooms, bathroom and stairs to first.

#### Bedroom One

14'9 x 12'9 (4.50m x 3.89m)

Eight hardwood double glazed windows, central heating radiator, inset seating, storage cupboard and original stone fireplace.

#### Bedroom Two

9'5 x 6'7 (2.87m x 2.01m )

Hardwood double glazed window and central heating radiator.

#### Bathroom

8'4 x 6'7 (2.54m x 2.01m )

Two hardwood double glazed windows, central heating radiator, panel bath with jets, mixer tap and rinse head, low base WC, pedestal wash basin traditional taps, tiled elevations, exposed stone wall and tiled flooring.

### Second Floor

#### Loft

25'10 x 11'9 (7.87m x 3.58m)

Velux window, hardwood double glazed window and exposed beams.

### External

#### Front

Enclosed garden with laid to lawn, paving, bedding areas, outbuildings and off road parking.



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