



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80
England & Wales	EU Directive 2002/91/EC	

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Barrowford Road, Colne, BB8 9QP

£380,000

AN EXCEPTIONAL FAMILY HOME

Situated within the most desirable and private location with stylish interiors, an abundance of indoor and outdoor space and four double bedrooms, this exceptional detached property is being proudly welcomed to the market in the sought after location of Colne. With added loft conversion, two living areas and two bathrooms, this enviable 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, Nelson, Skipton and major motorway links. Boasting fantastic garden space, gated off road parking and added garage, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room. WC, kitchen diner and houses a staircase to the first floor. The reception room leads through to an additional reception room. The kitchen leads on to a utility room. The first floor comprises of doors on to four double bedrooms, a family bathroom and staircase to the loft conversion. The main bedroom benefits from an en suite bathroom. Externally there is an enclosed wraparound garden to the rear with paving and bedding, artificial lawn, mature shrubs, gated off road parking and access on to the external office and garage.

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

Barrowford Road, Colne, BB8 9QP

£380,000

 4  2  2  C

- Impressive Detached Property
 - Abundance of Living Space
 - Off Road Parking and Garage
 - EPC Rating C
- Four Bedrooms
 - Perfect Family Home
 - Tenure Freehold
- Two Bathrooms
 - Wraparound Gardens and External Office
 - Council Tax Band F

Ground Floor

Entrance Porch

5'2 x 3'4 (1.57m x 1.02m)

UPVC double glazed frosted front door, coving, tiled flooring and single glazed door to hall.

Hall

13'4 x 8'2 (4.06m x 2.49m)

Coving, dado rail, wood panel elevation, herringbone Karndean flooring, doors to reception room, kitchen, WC and stairs to first floor.

WC

6'6 x 3'9 (1.98m x 1.14m)

UPVC double glazed frosted window, dado rail, dual flush WC, pedestal wash basin with mixer tap and herringbone Karndean flooring.

Kitchen/Dining Area

26'7 x 10'1 (8.10m x 3.07m)

Nine UPVC double glazed windows, central heating radiator, coving, range of matte wall and base units with granite effect work surfaces, tiled splashback, ceramic one and a half bowl sink and drainer with high spout mixer tap, four door range cooker with six ring gas hob and extractor hood, space for American-style fridge freezer, plumbing for dishwasher, tiled flooring and single glazed door to utility.

Utility

10'5 x 9'1 (3.18m x 2.77m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect work surfaces, tiled splashback, plumbing for washing machine, space for dryer, integrated storage, coving and tiled flooring.

Reception Room One

22'11 x 13'4 (6.99m x 4.06m)

Six UPVC double glazed windows, two central heating radiators, coving, ceiling rose, dado rail, cast iron multifuel burner with exposed brick hearth and surround, television point, wood effect Karndean flooring and oak single glazed double doors to reception room two.

Reception Room Two

13'1 x 7'7 (3.99m x 2.31m)

Three UPVC double glazed windows, two Velux windows, feature wall light, cast iron multifuel burner, television point, wood effect lino flooring and UPVC double glazed bi-folding doors to rear.

First Floor

Landing

13'0 x 5'10 (3.96m x 1.78m)

Coving, ceiling rose, smoke detector, doors leading to four bedrooms, bathroom and door to stairs to second floor.

Bedroom One

13'11 x 12'5 (4.24m x 3.78m)

Three UPVC double glazed windows, central heating radiator, coving, ceiling rose, fitted wardrobes and door to en suite.

En Suite

9'8 x 5'10 (2.95m x 1.78m)

UPVC double glazed frosted window, central heating radiator, corner direct feed rainfall steam shower with rinse head, pedestal wash basin with traditional taps, low basin WC, wood panel bath with mixer tap and rinse head, tiled elevations, coving and tiled flooring.

Bedroom Two

13'4 x 10'1 (4.06m x 3.07m)

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

Bedroom Three

12'5 x 11'5 (3.78m x 3.48m)

Three UPVC double glazed windows, central heating radiator and coving.

Bedroom Four

12'5 x 9'1 (3.78m x 2.77m)

Three UPVC double glazed windows, central heating radiator and coving.

Bathroom

10'11 x 6'1 (3.33m x 1.85m)

Two UPVC double glazed frosted windows, central heating radiator, heated towel rail, P-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, dual flush WC, pedestal wash basin with traditional taps, tiled elevations, coving and tiled flooring.

Second Floor

Loft Room

32'5 x 11'2 (9.88m x 3.40m)

Two Velux windows and two central heating radiators.

External

Enclosed wraparound garden with paving, bedding areas, artificial lawn, mature shrubs, gated off road parking and access to external office and garage.

Office

13'5 x 8'10 (4.09m x 2.69m)

Power, spotlights, acoustic wood panel elevation and wood effect lino flooring.

Garage

17'5 x 13'6 (5.31m x 4.11m)

Power, lighting, electric roller shutter door and UPVC double glazed frosted door.

