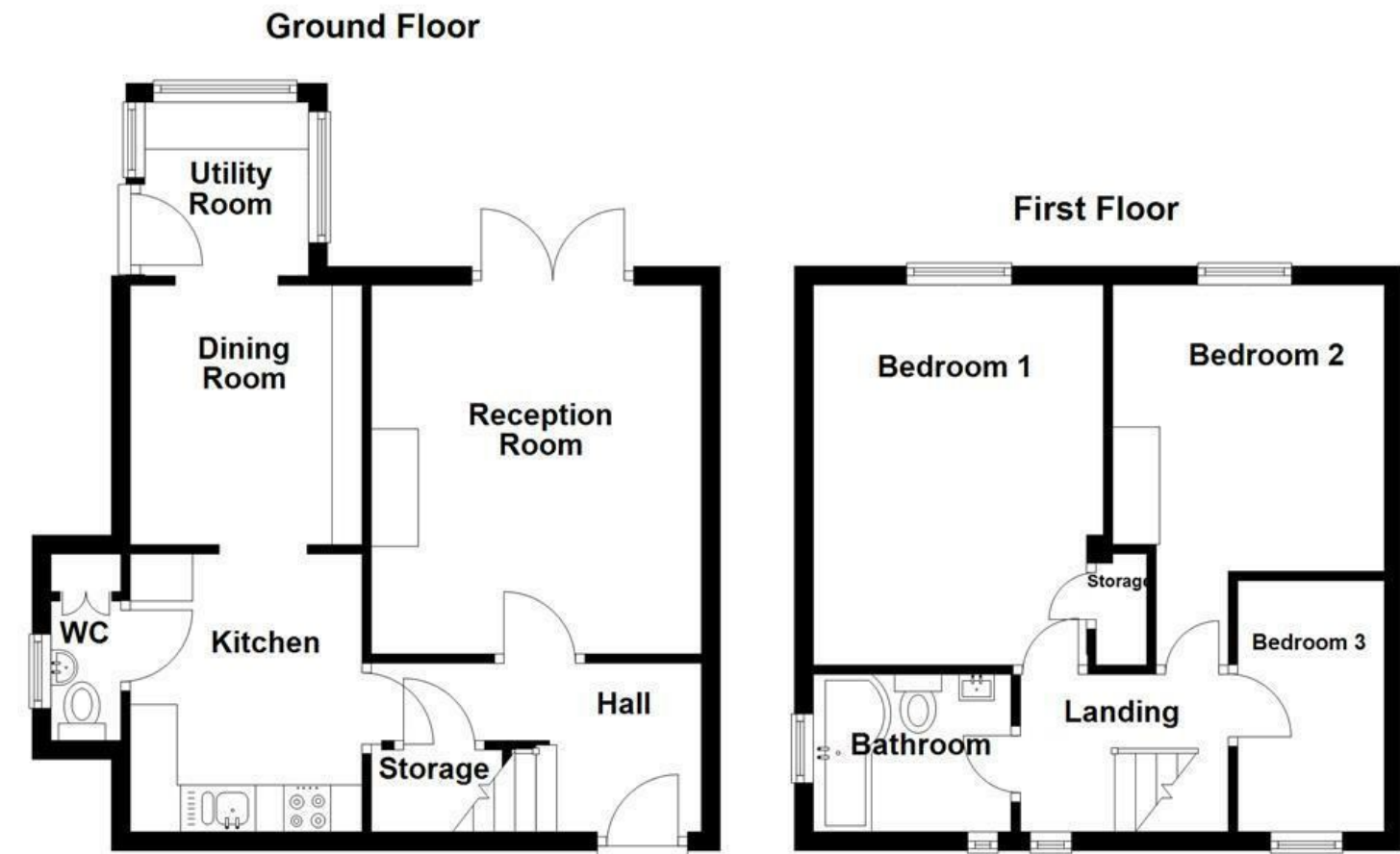




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Stratford Way, Colne, BB8 0QL

£195,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation and modern fixtures and fittings, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Colne on a quiet cul de sac. With ample off road parking, open plan kitchen diner and having undergone a full transformation throughout, this property is truly 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, Pendle, Skipton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen and houses a staircase to the first floor. The reception room boasts a stunning cast iron multi fuel burner and leads out to the rear through French doors. The kitchen benefits from modern wall and base units and leads on to a WC and open on to a dining room. The dining room then guides you through to a utility room. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed paved garden to the rear with car port and ample off road parking. To the front there is a paved garden with stone chip areas.

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

Stratford Way, Colne, BB8 0QL

£195,000



- Tenure Freehold
 - Ample Off Road Parking
 - Abundance Of Space
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Quiet Cul De Sac
 - Ideal Family Home
- EPC Rating C
 - Viewing Essential
 - Easy Access To Major Network Links

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

11'6 x 5'11 (3.51m x 1.80m)

Central heating radiator, under stairs storage, wood effect laminate flooring, oak single glazed doors to reception room and kitchen.

Reception Room

12'11 x 11'6 (3.94m x 3.51m)

Central heating radiator, cast iron multi fuel burner with stone hearth, exposed brick surround, oak mantle, television point and UPVC double glazed French doors to rear.

Kitchen

9'10 x 9'5 (3.00m x 2.87m)

UPVC double glazed window, range of panel wall and base units, wood surface, composite one and a half sink and drainer with high spout spring mixer tap, integrated electric oven with four ring gas hob, glass splash back and extractor hood, space for fridge freezer, plumbed for washing machine, slate effect vinyl flooring, open to dining room and oak door to WC.

WC

6'5 x 2'4 (1.96m x 0.71m)

UPVC double glazed frosted window, heated towel rail, two piece suite, dual flush WC, wall mounted wash basin with mixer tap, integrated storage cupboard, tiled elevation, spotlights, PVC to ceiling and tiled floor.

Dining Room

9'2 x 8' (2.79m x 2.44m)

Central heating radiator, wood panel elevation, media wall with shelving and television point, wood effect laminate flooring and open to utility room.

Utility Room

6'1 x 6'1 (1.85m x 1.85m)

UPVC double glazed window, central heating radiator, grey base units, wood surface, plumbed for dryer, spotlights, PVC to ceiling, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

8'8 x 5'10 (2.64m x 1.78m)

UPVC double glazed window, loft access, oak doors to three bedrooms and bathroom.

Bedroom One

13'2 x 11'4 (4.01m x 3.45m)

UPVC double glazed window, central heating radiator, ceiling fan, wood panel elevation and store cupboard.

Bedroom Two

13'2 x 13'2 (4.01m x 4.01m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'10 x 7'9 (2.69m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 5'10 (2.34m x 1.78m)

Two UPVC double glazed frosted windows, central heating towel radiator, three piece suite, L shaped panel bath with direct feed rainfall shower and mixer tap, dual flush WC, vanity top wash basin with mixer tap, LED Bluetooth mirror, tiled elevation, extractor fan and wood effect lino flooring.

External

Front

Stone chip garden with paving.

Rear

Paved garden.

