



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>81</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>53</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.



## Colne Road, Kelbrook, BB18 6TF

### Asking Price £190,000

AN IMPRESSIVE MID TERRACED PROPERTY WITH EXCEPTIONAL FIELD VIEWS

Boasting spacious rooms, modern fixtures and fittings, three double bedrooms and stylish interiors, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Kelbrook. With stunning panoramic countryside views, two living areas and neutral decorations, 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 Barnoldswick, Pendle, Skipton and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you on to a second reception room which leads through to a kitchen, fantastic office space and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms, modern bathroom and houses a staircase to third double bedroom. Externally there is a laid to lawn garden with paving areas and beautiful field views to the rear.

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

Colne Road, Kelbrook, BB18 6TF  
Asking Price £190,000

 3  1  2  E

- Tenure Freehold
  - On Street Parking
  - Fitted Kitchen And Three Piece Bathroom Suite
  - Easy Access To Major Network Links
- Council Tax Band A
  - Enviaible Countryside Views
  - Ample Garden pace
- EPC Rating E
  - Three Generously Sized Bedrooms
  - Ideal Family Home

Ground Floor

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

4'2 x 3'3 (1.27m x 0.99m)

Coving and hard wood single glazed frosted door to reception room one.

Reception Room One

15'2 x 9'10 (4.62m x 3.00m)

UPVC double glazed window, central heating radiator, coving, integrated alcove storage, integrated storage unit, wood effect lino flooring and hard wood single glazed door to reception room two.

Reception Room Two

17'1 x 15'2 (5.21m x 4.62m)

UPVC double glazed window, central heating radiator, coving, gas fire with marble effect hearth and surround, television point, under stairs storage ( used as an office ), hard wood single glazed door to kitchen and stairs to first floor.

Kitchen

10'10 x 6'7 (3.30m x 2.01m)

Two UPVC double glazed windows, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge and freezer, plumbed for washing machine, store hatch, wood effect lino flooring and UPVC double glazed door to rear.

First Floor

Landing

12'4 x 5'3 (3.76m x 1.60m)

Central heating radiator, spotlights, storage cupboard, doors to two double bedrooms, bathroom and door to stairs to second floor.

Bedroom One

15'2 x 9'10 (4.62m x 3.00m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

11'5 x 9'6 (3.48m x 2.90m)

UPVC double glazed window, central heating radiator, coving and Baxi boiler,

Bathroom

11'5 x 4'11 (3.48m x 1.50m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, P shaped panel bath with direct feed starburst shower and rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevation and wood effect flooring.

Second floor

Bedroom Three

17' x 15'2 (5.18m x 4.62m)

Velux window and integrated storage.

External

Rear

Enclosed garden with paving, laid to lawn garden, timber storage shed and countryside field views.

