



  
**BRITISH  
PROPERTY  
AWARDS**  
2023  
★★★★★  
**SILVER WINNER**  
ESTATE AGENT  
IN NORTH WEST  
(LANCASHIRE)

  
**BRITISH  
PROPERTY  
AWARDS**  
2023  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT  
IN BURNLEY

**FARDELLA  
& BELL**



**45 Rowling Hollins, Colne**

Fixed Price **£265,000**

**FARDELLA**



## 45 Rowling Hollins

Colne, Colne

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 3 Bedrooms
- Detached
- EPC RATED 'C'
- Council Tax Band C
- Quartz Work Surfaces
- En Suite
- Garage
- Driveway Parking
- Well regarded area



### Entrance hallway

Entrance Hallway UPVC Composite external door, UPVC double glazed opaque window, double panel radiator. Open staircase with return staircase leading to first floor. Door through to under stairs storage housing consumer unit.

### WC

WC Low level WC, Pedestal wash basin with rectangle basin. Radiator.

### Lounge

Lounge 3.94m x 3.73m A beautiful family room with large UPVC double glazed windows with dual openers. Double panel radiator, TV point, Fibre to the door internet point.

### Dining kitchen

Dining Kitchen 5.51m x 2.84m A bright and spacious open plan dining kitchen, with upgraded wall and base units in high gloss grey and upgraded Quartz worksurface in white sparkle providing breakfast bar. Integrated dishwasher, inset stainless steel one and a half bowl sink with Quartz drainer and chrome tap. Upgraded double electric oven with induction hob and overhead extractor. UPVC double glazed patio doors leading out onto the rear garden, UPVC double glazed window, overlooking the rear garden. Double panel radiator.

### Utility room

Utility A good addition to any family home, a spacious utility with plumbing for washer and dryer, contrasting wall and base units and cupboard housing boiler. Radiator and UPVC double glazed Composite door leading to the side of the property.

### Landing

Landing Return staircase to first floor with UPVC double glazed opaque window providing a flow of natural light. Spacious feature landing area, door to storage cupboard fitted with floor to ceiling shelving, loft hatch access.

### Bedroom one

Bedroom One 3.94m x 3.28m A beautiful and spacious master bedroom with UPVC double glazed window with



### **Bedroom one**

Bedroom One 3.94m x 3.28m A beautiful and spacious master bedroom with UPVC double glazed window with dual opening windows and views to Pendle Hill, ceiling light and two additional drop down lights to go either side of the bed, Radiator. Door through to En Suite.

### **En suite**

En Suite A good sized en-suite shower room with corner shower unit, low level WC, pedestal wash basin, upgraded anthracite heated towel radiator. UPVC double glazed opaque window.

### **Bedroom two**

Bedroom Two 2.9m x 2.9m Currently used as a walk in dressing room, this room provides a good sized double bedroom. UPVC double glazed window, radiator.

### **Bedroom three**

Bedroom Three 2.9m x 2.53m Another good sized double bedroom, UPVC double glazed window, radiator.

### **Family bathroom**

Bathroom A good sized family bathroom . Partly tiled, bath with electric shower over and glass shower screen. Pedestal Wash basin, Low level WC, Anthracite heated towel radiator, Expel air. UPVC double glazed opaque window.

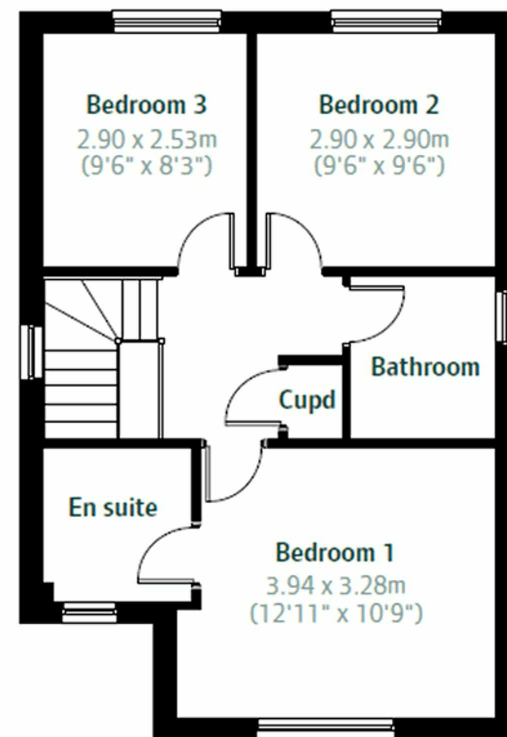
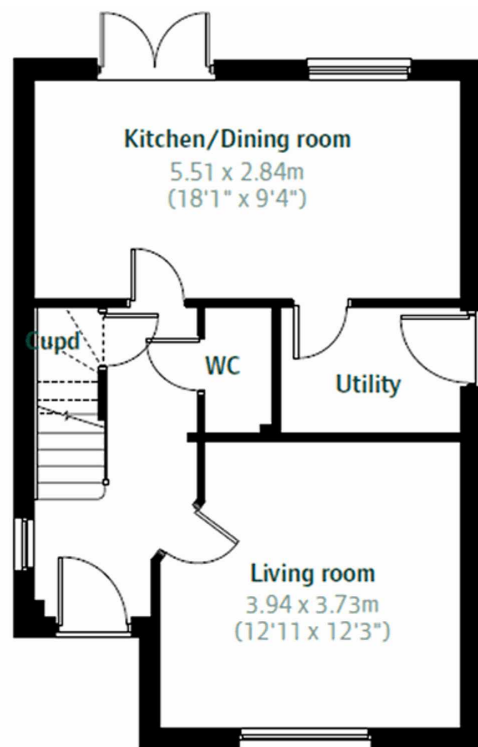
### **Consumer Protection Regs**

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information: 6 Years remain on the NHBC Warranty The tenure of this property is 'Freehold' and the Council Tax Band is 'C' The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative. Parking - Driveway

### **Consumer protection regs**

Rights and easements - None Restrictions - not conservation area, not a listed building status, no tree preservation orders in place. Building safety - None identified Accessibility/Adaptations - Wheelchair access / ramp or steps to the front access, essential living accommodation on entrance level and bedrooms to the first floor Utility supply - Mains gas, electric and water. Coastal erosion risk - None Planning permission - Within 5







### FRONT GARDEN

Externally To the front of the property there is a well maintained garden with lawn and shingle. The property has the benefit of a two car driveway providing access to the detached garage with up and over door. The garage has power and light and is fitted with units providing storage.

### REAR GARDEN

To the rear of the property, there has been no expense spared, the property is laid to three levels to include a large patio area, steps leading to the composite decking area with freestanding timber bar, and an area with artificial grass for easy maintenance. There are three steps down to the bin storage area and access to the garage via the pedestrian door.

### DRIVEWAY

1 Parking Space

### GARAGE

Single Garage





## Fardella & Bell Estate Agents

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