







# 1 Waller Hill

Foulridge, Colne

Charming 3-bed end terraced house in ideal location. Open plan living/dining room, modern shower room, garage, driveway. Beautiful outside space with garden and stone-paved area, perfect for outdoor living and dining. Ideal for families or professionals.

Council Tax band: D

Tenure: Freehold

- Three bedrooms
- Open plan living / dining room
- Shower room with walk in shower
- Garage
- Driveway
- Popular location
- Rear porch





Lounge / dining room

Kitchen

Porch / utility

Downstairs WC

Bedroom one

Bedroom two

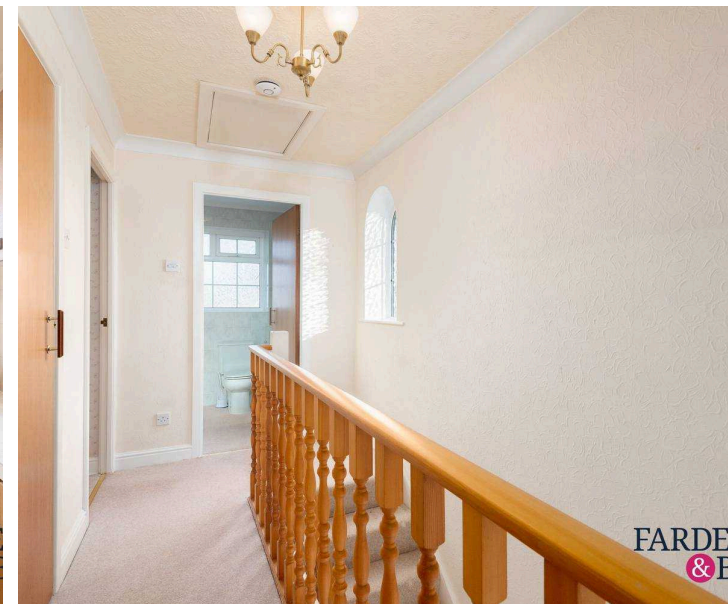
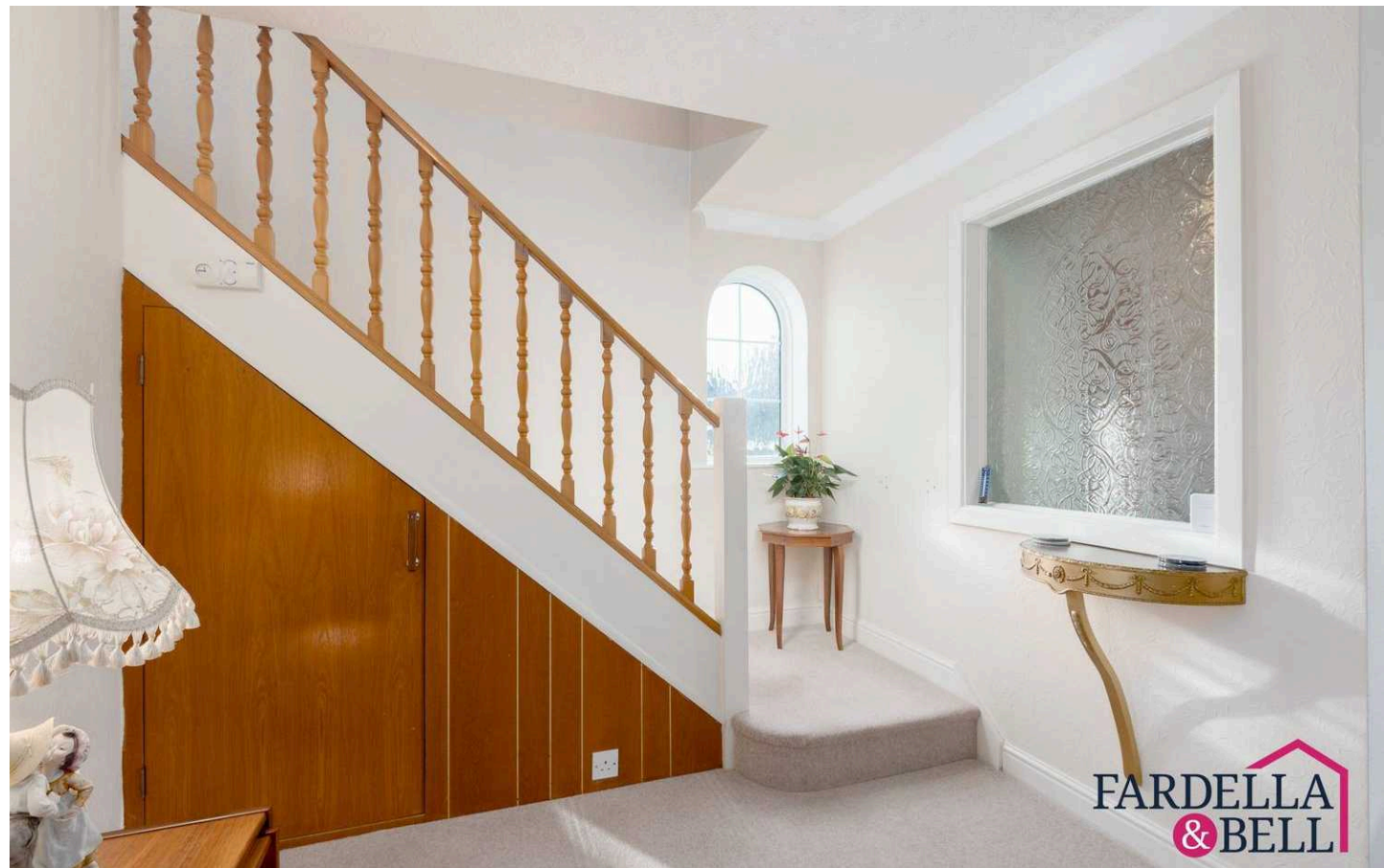
Bedroom three

Landing

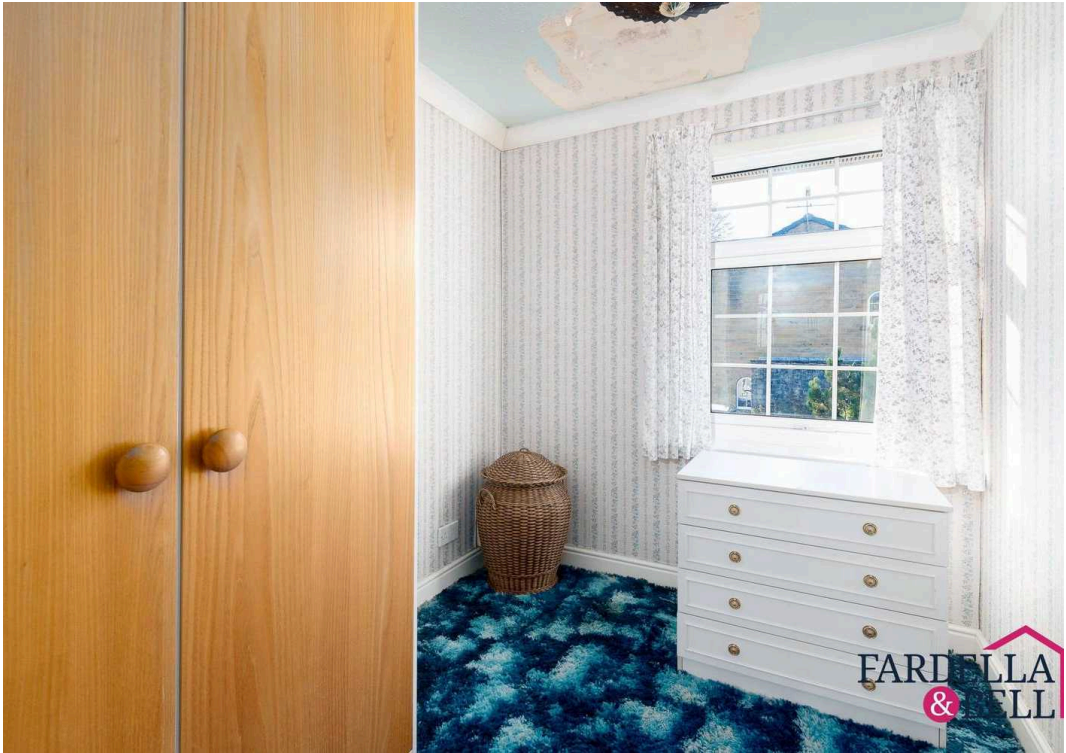
Bathroom

#### General description

Downstairs there is a large open plan living and dining space which has fitted carpet, side wall light points and a fire with surround it also has double glazed windows to each side, the kitchen has both wall and base units, sink with chrome mixer tap and integrated electric oven. Downstairs there is also a WC. Upstairs there are three well appointed bedrooms which all have fitted carpet and uPVC double glazing, the bathroom has a walk in shower, WC and frosted uPVC double glazed window.



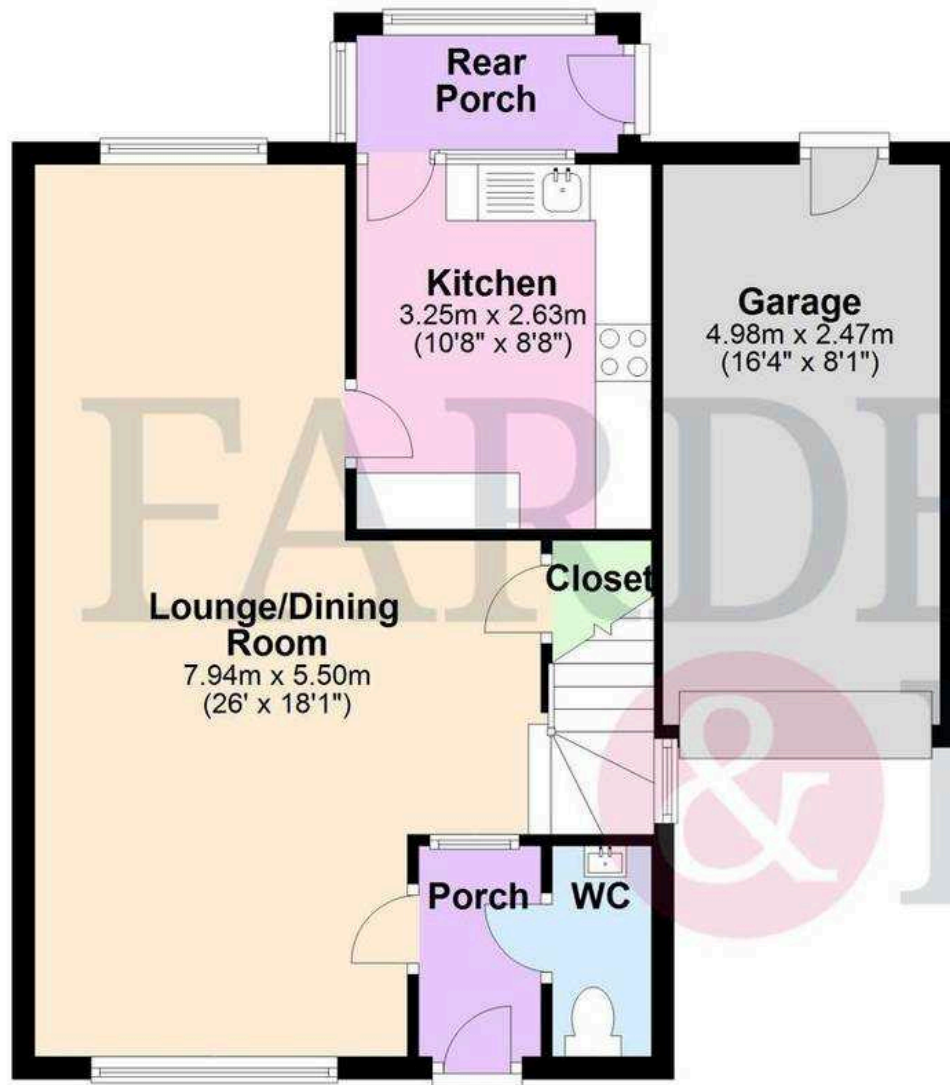






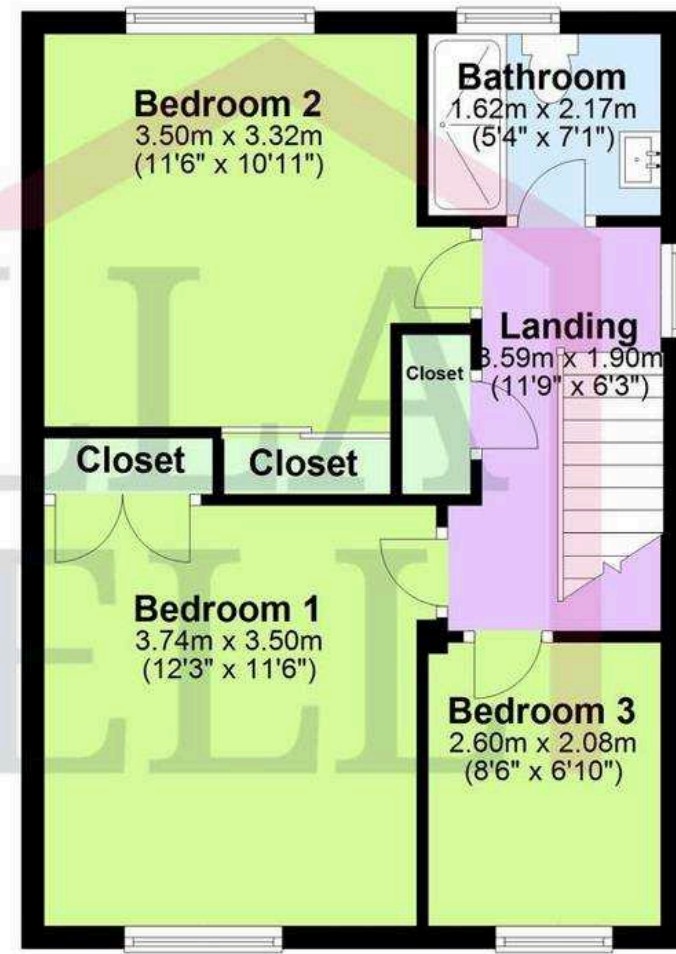
## Ground Floor

Approx. 59.1 sq. metres (636.6 sq. feet)



## First Floor

Approx. 44.0 sq. metres (473.1 sq. feet)



Total area: approx. 103.1 sq. metres (1109.7 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

Plan produced using PlanUp.





#### **FRONT GARDEN**

Driveway to the front and access to the garage, mature bushes and shrubs and patio area.

#### **REAR GARDEN**

Garden stretches around the side and to the rear of the property. It has mature bushes and shrubs, stone paved area, walled boundaries and laid to lawn.

#### **GARAGE**

#### **OFF STREET**







## Fardella & Bell Estate Agents

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