



Castle Road,
£225,000



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Castle Road, Colne, Lancashire

£225,000

A FANTASTIC opportunity to purchase a THREE BEDROOM family residence positioned in the highly desirable residential location of Castle Road, Colne. Viewing of this lovely semi detached family home with off road parking, single attached garage and gardens to the both the front and rear is highly recommended. Ideally located for countryside walks, with the picturesque Lake Burwain and Foulridge Upper Reservoir within easy reach, the property is also very well positioned for local popular primary and secondary schools and main road links to Colne town centre and surrounding villages. This residence further benefits from modern day comforts to include GCH and uPVC double glazing. The accommodation on offer briefly comprises: Entrance/inner hallway, open plan lounge and dining room, kitchen, THREE bedrooms and family FOUR piece bathroom. Externally there is a driveway, attached single garage and gardens to both the front and rear. EPC Grade - D

GROUND FLOOR

ENTRANCE HALL

An external uPVC door with double glazed inserts and uPVC double glazed arched surround leads into an inner hallway with open access to the staircase, two useful under stairs storage cupboards, dado rail, feature coving to the ceiling and radiator.

LOUNGE

3.71m x 3.45m (maximum and into alcove) (12'2" x 11'4" (maximum and into alcove))

The lounge, accessed from the entrance/inner hallway, benefits from a feature coal effect electric fire set on a marble hearth and back with ornate rosewood coloured surround, picture rail, coving to the ceiling, radiator and uPVC double glazed bay window to the front aspect.

DINING ROOM

3.43m x 3.25m (11'3" x 10'8")

An open plan archway leads from the lounge into the dining area, positioned to the rear of the property, with picture rail, coving to the ceiling and single uPVC double glazed French door with double glazed surround which in turn provides access to the rear patio and garden areas.

KITCHEN

4.47m x 1.68m (minimum and extending to 8 feet 2 inches) (14'8" x 5'6" (minimum and extending to 8 feet 2 inches))

Fitted with a matching range of wall and base units in a wood effect finish, complimentary work surfaces in white with inset 1 and 1 / 3 basin sink unit with drainer and mixer tap, tiled splashbacks, integrated electric oven, separate work surface fitted gas hob, integrated appliances to include a fridge, freezer, washing machine and dryer, dual aspect uPVC double glazed windows and external door providing access to the side patio area.

FIRST FLOOR

FIRST FLOOR LANDING

A first floor landing with dado rail, loft access hatch and uPVC frosted double glazed window to the side aspect.

BEDROOM ONE

3.51m x 2.84m (11'6" x 9'4")

A generous double bedroom to the front of the property with fitted wardrobes, dressing area and mirror to one side, picture rail, coving to the ceiling, radiator and lovely uPVC double glazed bay window to the front aspect.

BEDROOM TWO

3.53m (excluding the entrance) x 2.64m (maximum and into alcove, but excluding entrance) (11'7" (excluding the entrance) x 8'8" (maximum and into alcove, but excluding entrance))

A second double bedroom, this time to the rear of the property, with into alcove fitted storage cupboard to one side, over entrance storage cupboard, partial coving to the ceiling, radiator and uPVC double glazed window overlooking the rear garden.

BEDROOM THREE

2.62m (maximum and reducing to 7 feet 0 inches to the storage cupboard) x 1.75m (8'7" (maximum and reducing to 7 feet 0 inches to the storage cupboard) x 5'9")

A single third bedroom/study, again to the front of the property, with useful fitted storage cupboard over the bulkhead, radiator and uPVC double glazed window.

BATHROOM/SHOWER ROOM

1.85m (minimum and extending to 8 feet 8 inches into shower cubicle) x 2.49m (6'1" (minimum and

extending to 8 feet 8 inches into shower cubicle) x 8'2")

Benefiting from FOUR piece bathroom suite in white comprising a low level WC, pedestal hand basin with crimp edge design, corner bath with built in seat and separate shower cubicle with electric shower, partially tiled elevations, radiator and dual aspect uPVC frosted windows to the rear and side aspects.

EXTERNAL

EXTERNALLY

The property benefits from ample outside space to include a well presented and easy to maintain predominantly gravelled front garden with gated

driveway leading to an attached single garage. To the rear of the property is a wonderful mature and largely private garden which is mainly laid to lawn with flowerbed, shrub and tree line borders and patio/sitting areas to both the side and rear of the property.

FLOORPLAN

Laser Tape Clause

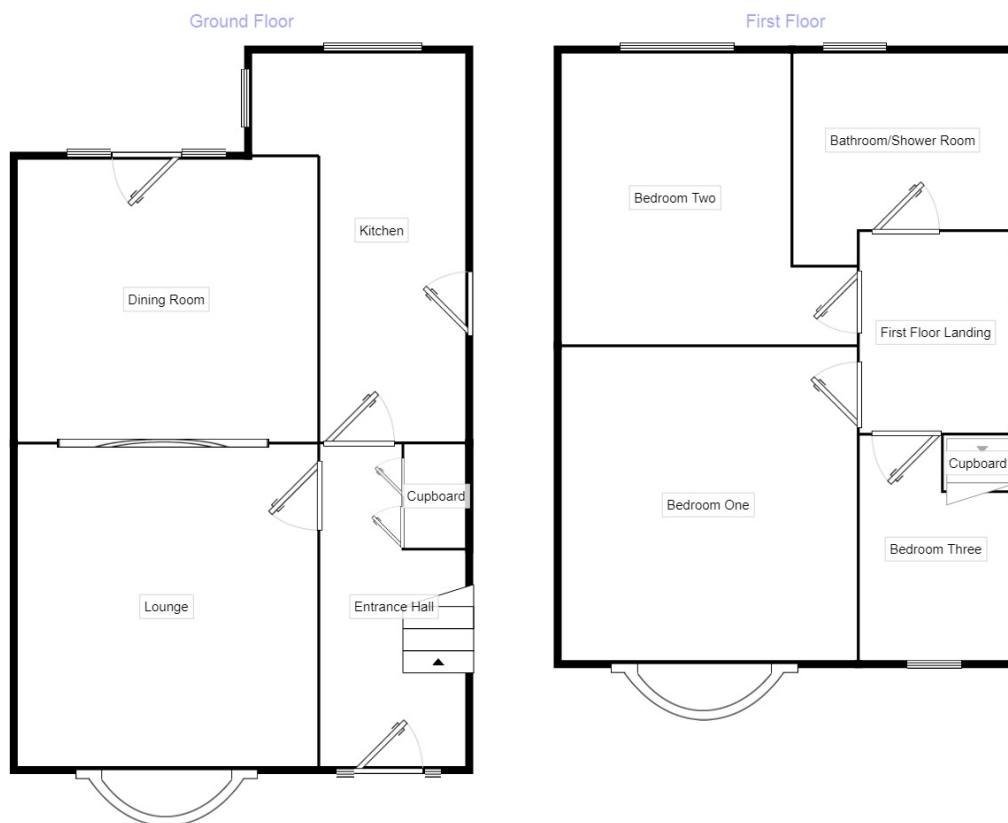
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only



For full EPC please contact the branch



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