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5 Brownhill Row
Colne
BB8 7DR



For Sale

Price £395,000

- Beautiful immaculate cottage
- Sought after location
- Views to the area
- Kitchen & utility room
- Two reception rooms
- Four piece bathroom
- Three bedrooms
- Low maintenance garden
- Off road parking
- No chain

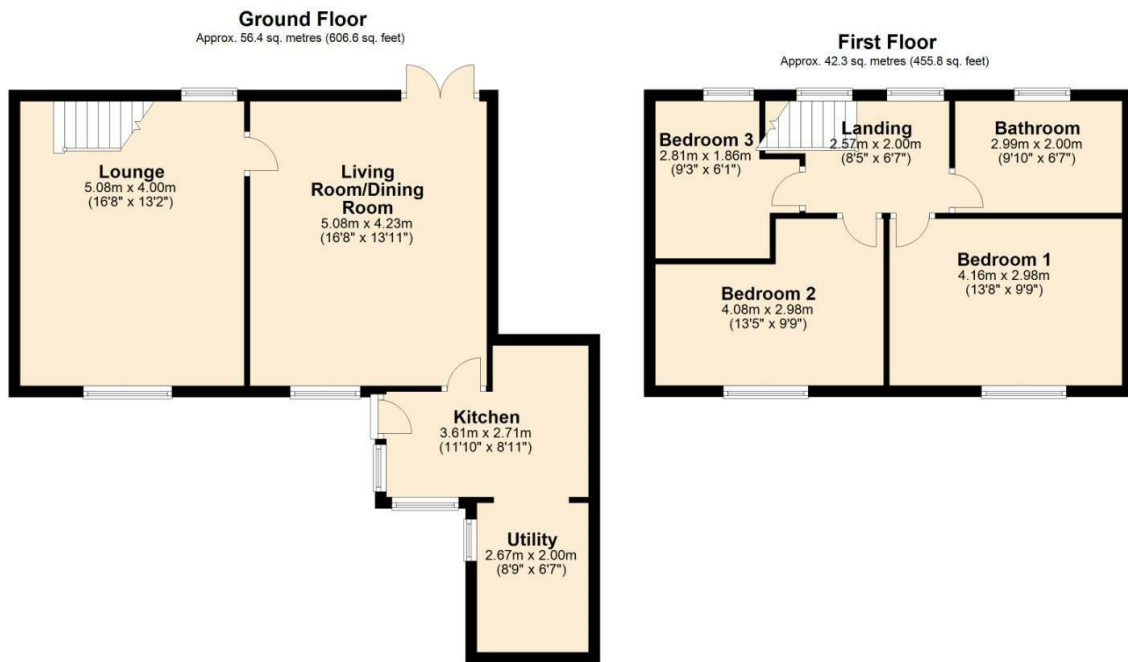


This delightful home not only offers breathtaking views but also features an array of exceptional qualities, including off-road parking for at least three cars, an enchanting enclosed front garden with a patio, and a spacious, enclosed rear stone-flagged patio and garden. These outdoor spaces, bordered by picturesque dry stone walls, create idyllic spots for relaxation and enjoying the stunning scenery.

Enhanced with UPVC double glazing and central heating powered by an efficient gas condensing combination boiler, this home's layout is ideal for family life. The main living area includes a generous lounge adorned with a Minster-style carved stone fireplace equipped with a living flame gas fire, adding warmth and character. Additionally, there is a large living/dining room that features a modern, wall-mounted multi-fuel stove set within a stone mullioned surround and patio doors that open to the rear garden, blending indoor and outdoor living seamlessly. The kitchen boasts cream shaker-style cabinets, solid worktops, built-in electric oven, and an induction hob, complemented by an integrated fridge and freezer. A handy utility/boot room adds to the practical aspects of the home and has plumbing for an automatic washing machine.

The first floor hosts three bedrooms, two of which are spacious doubles, and a large half-tiled bathroom fitted with a four-piece white suite, including a bath with mixer shower attachment and a separate shower unit, ensuring comfort and convenience.

Located a short stroll from the highly regarded Park High School, which enjoys an Ofsted rating of 'Good', this property is perfectly positioned with ample space around the front, side, and rear. The front and rear gardens are designed with ease of maintenance in mind, featuring primarily flagging, while the concrete parking area at the side of the house is beautifully complemented by a cobbled and flagged section, adding to the home's curb appeal and charm.



Total area: approx. 98.7 sq. metres (1062.4 sq. feet)



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