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7 Derwent Close
Colne
BB8 7DB



For Sale

Price £220,000

- Semi detached property
- Sought after location
- Ideal for a family or downsizer
- Entrance hall
- Lounge

- Fully fitted dining kitchen
- Three bedrooms
- Modern shower room
- Gardens front & rear
- Garage & driveway



Located in a highly sought after and popular residential area of Colne on the doorstep of Park High School and in the catchment area of other local established Primary Schools, local amenities and public transport links, this superb semi-detached dwelling provides good sized family living accommodation arranged over two floors.

The accommodation briefly comprises on the ground floor an entrance hallway accessed by a UPVC double glazed door and having stairs providing access to the first floor. There is a well proportioned lounge & kitchen diner. The kitchen houses a range of fitted modern base units with integrated oven and hob, stainless steel sink unit, fridge, dishwasher, UPVC double glazed French doors leading to the rear garden,

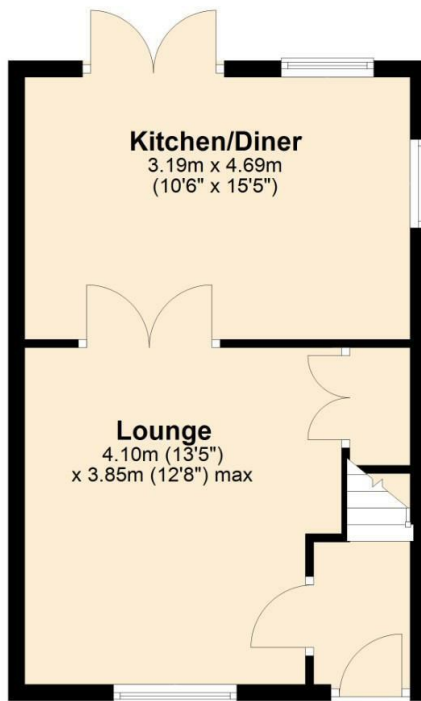
To the first floor is a landing, three well proportioned bedrooms each with built in storage cupboards and there is a three piece modern shower room with shower enclosure, wc and vanity sink unit.

Externally to the front is an excellent sized garden laid mainly to lawn with shrubbery. To the rear is a further garden area with lawn, gravel and flagstones to raised flower beds over three tiers and bedding plants, shrubbery and side patio area enjoying views towards Boulsworth Hill in the distance. Tarmac off-street parking and garage.

The property benefits from the modern day comforts of gas central heating, new boiler installed last year and UPVC double glazing and there is no onward chain.

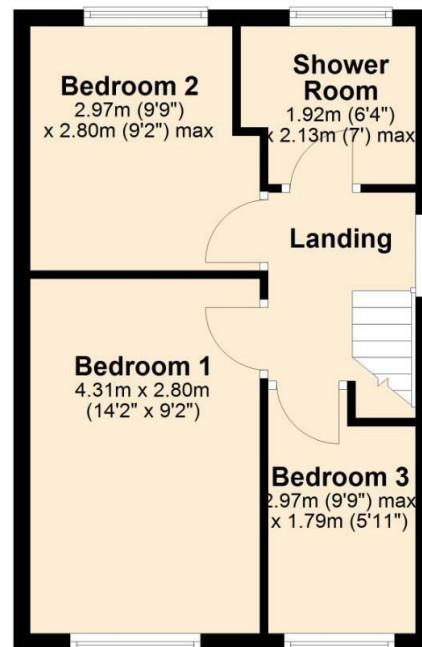
Ground Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



Total area: approx. 69.2 sq. metres (745.1 sq. feet)



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.

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