



Hilton &
Horsfall

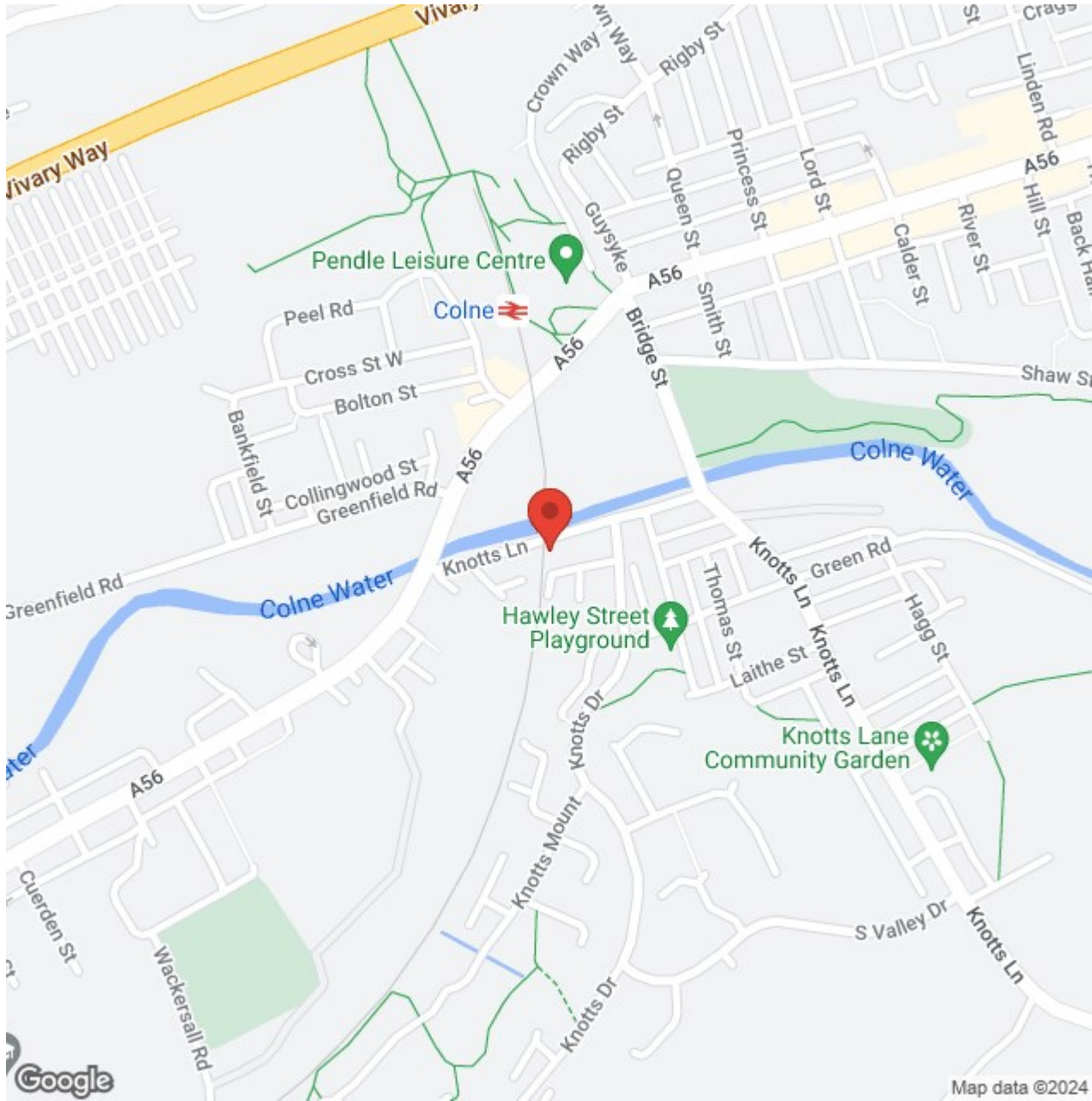
BB8 8AE

Old Brickworks Drive., Knotts Lane, Colne

£1,750 PCM

"Old Brickworks Drive" An exclusive development of only five individual family sized detached homes. This development is located in the popular town of Colne with local amenities and the M65 motorway within a five minute drive away, yet sat in a quiet semi rural spot. This dwelling has many noteworthy features and briefly comprises of: an entrance hallway with a solid oak wood open balustrade staircase to the first floor, a spacious open plan living/ dining room with bi-fold doors opening out into the large rear garden, a fully fitted top of the range German kitchen with 'Neff' appliances, home office, utility room, ground floor w.c, and a integral single garage. To the first floor is the master bedroom with en-suite, three well proportioned bedrooms and a house bathroom with a white bathroom suite. Early viewing is advised to appreciate all this property has to offer. With the added benefits of double glazed windows and central heating throughout. No pets.







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Lancashire

MAIN DESCRIPTION

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GROUND FLOOR

With a composite front door with a stainless full length handle and a double glazed full length window. Leading into:

ENTRANCE HALLWAY

With 1x radiator, hardwired smoke detector, alarm system and a solid oak wood open balustrade staircase to the first floor.

OPEN PLAN LIVING ROOM/DINING ROOM 24'10" x 11'1" (7.586m x 3.395m)

A large family sized open plan room with 1x uPVC double glazed window to the rear elevation, 1x radiator, television point, telephone point, ample space for a dining table and a double glazed bi-folding door leading out into the rear garden.

KITCHEN 14'1" x 8'6" (4.299m x 2.604m)

A simply stunning room having top of the range German fitted wall and base units with contrasting wood work surfaces, soft close cupboards, tiled flooring, integrated 60/40 fridge/freezer, integrated NEFF fan assisted oven, NEFF 4 ring induction hob, Faber touch extraction fan, wood effect splash backs, NEFF integrated dishwasher, hard wired heat detector, Blanco stainless steel sink with chrome taps, recessed spot lights, and a uPVC double glazed window to the front elevation.

OFFICE/STUDY 9'3" x 8'4" (2.842m x 2.542m)

A well proportioned room which would be ideal for a home

office/study. Having a uPVC double glazed window to the side elevation, 1x radiator, television point, telephone point and a solid oak wood door with a stainless steel door handle.

UTILITY ROOM 9'5" x 5'4" (2.871m x 1.640m)

With 1x radiator, 1x uPVC double glazed window, extractor fan and plumbing for a washing machine.

GROUND FLOOR W.C.

With tiled flooring, partly tiled walls, white sanitary wear, vanity sink with storage and a chrome mixer tap, push button w.c., 1x radiator, extractor fan and a solid oak wood door with stainless steel handle.

FIRST FLOOR / LANDING

With a hard wired smoke detector, 1x radiator and access to the loft hatch.

BEDROOM ONE 14'7" x 10'3" (4.451m x 3.133m)

A room of double proportions with 1x radiator, 1x uPVC double glazed window to the rear elevation, television point, solid oak wood door with stainless steel handle and ample space for a wardrobe and drawers. Leading into:

ENSUITE

With a white bathroom suite comprising of: a push button w.c., walk in shower with rainfall shower head and glass screen, high gloss vanity sink with a chrome mixer tap and soft close cupboards, tiled flooring, partially tiled walls, recessed spot lights, mirror with light, extractor fan and a wall mounted chrome radiator.

BEDROOM TWO 14'7" x 8'8" (4.461m x 2.658m)

Another room of double proportions with 1x radiator, television point, pendant ceiling light, solid oak wood door with stainless steel handle and a uPVC double glazed window to the front elevation.

BEDROOM THREE 10'9" x 9'11" (3.291m x 3.034m)

A well proportioned room with 1x radiator, television point, solid oak wood door with stainless steel handle and a uPVC double glazed window to the rear elevation.

BEDROOM FOUR 9'11" x 6'8" (3.042m x 2.042m)

Another well proportioned room with 1x uPVC double glazed window to the front elevation, 1x radiator, television point and a solid oak wood door with stainless steel handle.

HOUSE BATHROOM

With a white bathroom suite comprising of: push button w.c., panelled bath with rainfall shower head over, chrome taps, glass screen, vanity sink with cupboards, extractor fan, uPVC frosted glass window to the front, inbuilt storage shelf with tiled background, tiled flooring, partially tiled walls, mirror with light and a solid oak wood door with stainless steel handle.

INTEGRAL GARAGE 18'1" x 10'2" (5.527m x 3.108)

With a solid oak wood door with a stainless steel handle, 1x frosted glass double glazed window to the side, access to the boiler, power and lighting and an 'up and over' style garage door.

EXTERNALLY

Externally to the front is a driveway for two cars, access to the garage via a 'up and over' style garage door, outside lighting, outside tap and a lawned area to the side. To the rear is a mainly lawned large enclosed garden with a patio area.

PUBLISHING

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