



Hilton &
Horsfall

BB8 7GN

Towler Drive, Colne

Offers In The Region Of £249,950

- Three Bedrooms • Ensuite & Bathroom • Semi Detached • Rear Garden • Fitted German Kitchen with Inbuilt Appliances • Ground Floor WC • Parking

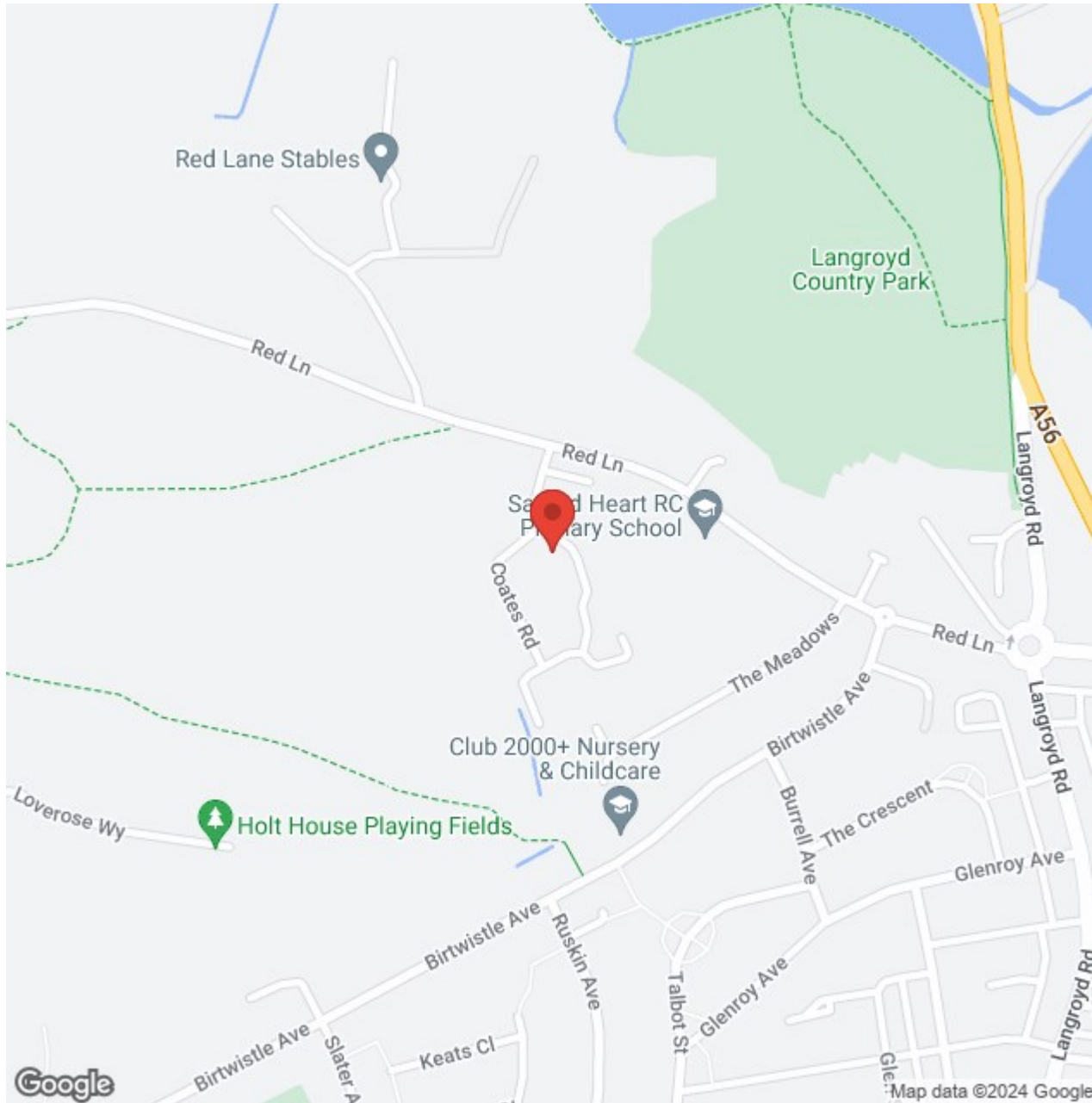
'Towler Drive' is an exclusive development of family sized semi detached / detached homes located in the popular market town of Colne. With local amenities, transport links, primary, secondary schools and the M65 motorway within a five minute driveway giving easy access to Burnley, Preston, Manchester and beyond. This beautifully presented three double bedroomed dwelling has many noteworthy features and briefly comprises of: a spacious living room, contemporary fitted dining kitchen with inbuilt appliances and a ground floor w.c. To the first floor you will find three double bedrooms and a modern three piece bathroom suite. Externally to the front elevation are designated parking spaces with an electric charging point. To the rear elevation is an enclosed garden with an Indian stone patio, ample space for garden furniture / storage shed and outdoor lighting. Council Tax Band 'C'. Freehold. Perfect for a first time buyer or small family. One not to be missed. Early viewing is advised to avoid disappointment.

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Lancashire

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GROUND FLOOR

With a composite front door leading into:

LIVING ROOM 13'2" x 14'9" (4.019m x 4.516m)

A spacious room with 2x uPVC double glazed windows to the front elevation, 1x radiator, wood flooring, television point, open balustrade staircase leading to the first floor / landing and an under stairs storage cupboard. With access through:

DINING KITCHEN 11'6" x 13'0" (3.508m x 3.984m)

A beautifully presented dining kitchen offering a range of fitted soft close wall and base units in white gloss, contrasting oak wood surfaces, wood flooring, uPVC double glazed double doors leading out to the rear garden, 2x uPVC double glazed windows to the rear elevation, space for a dining table / chairs, television point, recessed spot lights, under counter lighting, plumbing for a washing machine, Blanco under mount sink, Siemens induction 4-ring hob, air extraction hood over, Neff integrated dishwasher, integrated Siemens oven, integrated Siemens microwave, integrated 60/40 fridge / freezer and an inbuilt storage cupboard. With access through to the ground floor w.c.

GROUND FLOOR WC

A 2-piece suite comprising of: a push button w.c, vanity sink with a chrome mixer tap, extractor fan spot lights, partially tiled walls, wood flooring, chrome radiator and a uPVC double glazed window to the side elevation.

FIRST FLOOR / LANDING

With a uPVC double glazed frosted window to the side elevation and recessed spot lights.

BEDROOM ONE 15'4" x 8'4" (4.674m x 2.559m)

A room of double proportions with ample space for a wardrobe / drawers, 1x radiator and a uPVC double glazed window to the rear elevation.

BEDROOM TWO 8'3" x 11'4" (2.538m x 3.472m)

Another room of double proportions with 1x radiator, space for a wardrobe / drawers and a uPVC double glazed window to the front elevation.

BEDROOM THREE 11'4" x 6'0" (3.467m x 1.848m)

Yet again a room of double proportions with 1x radiator, access to the loft hatch and a uPVC double glazed window to the rear elevation.

BATHROOM

A contemporary 3-piece bathroom suite comprising of: a panelled bath with a centre mixer tap, over head shower, folding shower screen, push button w.c, Villeroy & Boch vanity sink with a chrome mixer tap, shaving point, wood flooring, partially tiled walls, 1x chrome radiator, recessed spot lights, extractor fan, inbuilt storage cupboard and a uPVC double glazed window to the front elevation.

EXTERNALLY

Externally to the front elevation are designated parking spaces with an electric charging point. To the rear elevation is an enclosed garden with an Indian stone patio, ample space for garden furniture / storage shed and outdoor lighting.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/towler-drive-colne-BB8>

PUBLISHING

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ADDITIONAL INFORMATION

The property is freehold.

New build - built in 2021.

Council Tax Band 'C'.

There is a service charge of £147.



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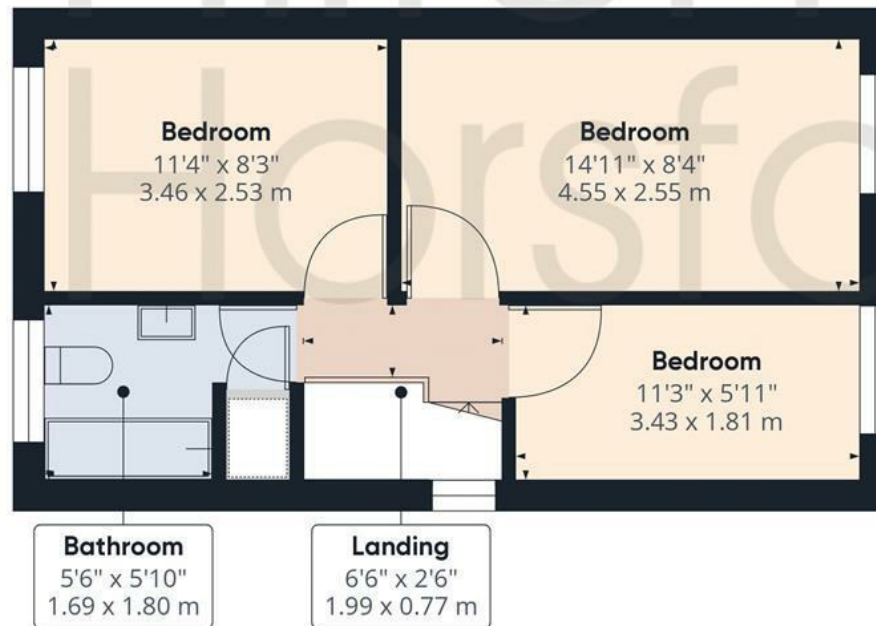
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OUTSIDE

Externally to the front elevation are designated parking spaces with an electric charging point. To the rear elevation is an enclosed garden with an Indian stone patio, ample space for garden furniture / storage shed and outdoor lighting.



Ground Floor



Floor 2

Approximate total area⁽¹⁾
732.55 ft²
68.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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