



Hilton &
Horsfall

BB8 7GN

Towler Drive, Colne

Offers In The Region Of £365,000

- Detached Family Home • Living Room • Dining Kitchen • Garden Room • Three Bedrooms • Ensuite & Bathroom • Garage & Garden

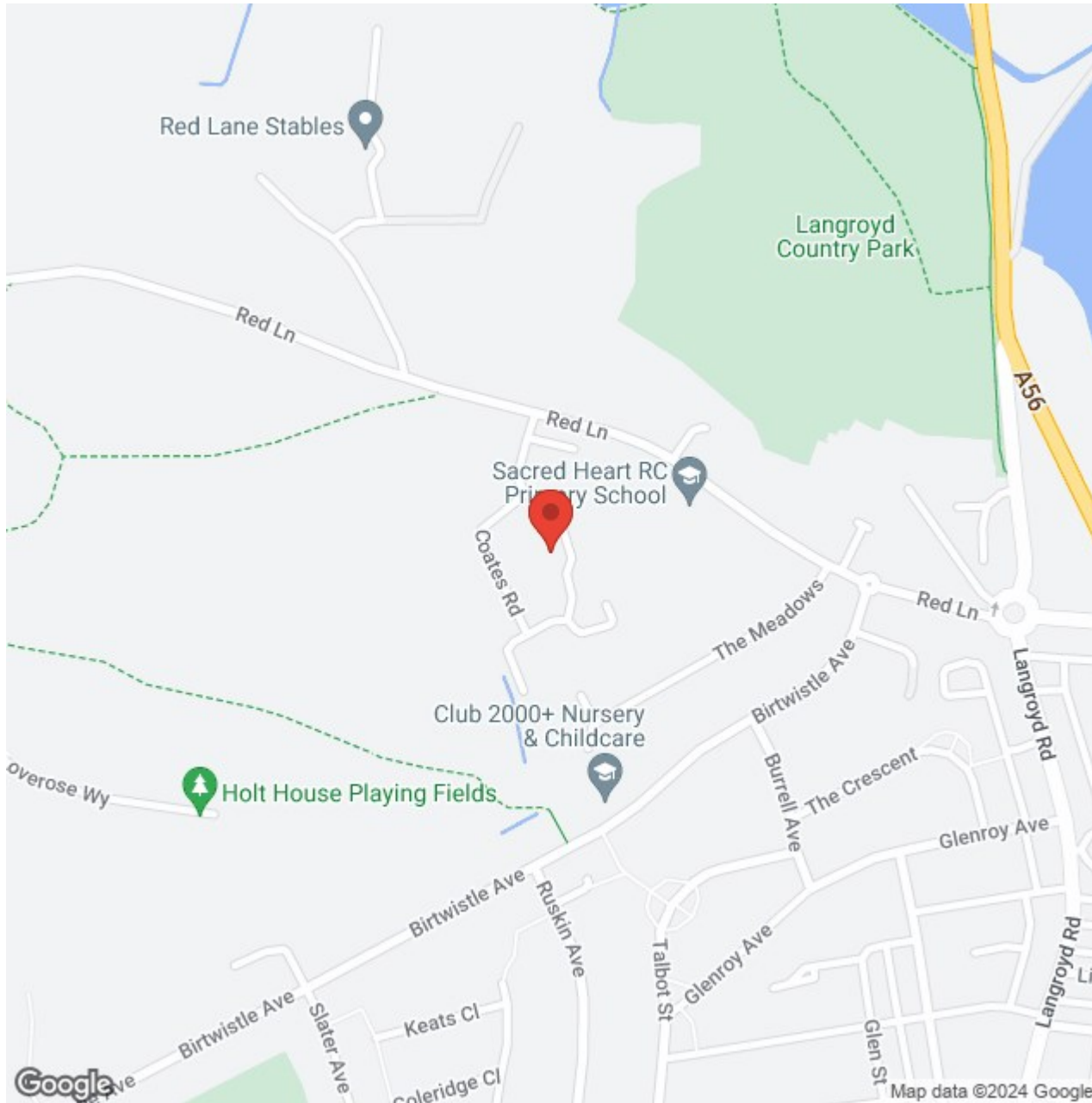
Towler Drive is an exclusive development of family sized detached homes located in the popular market town of Colne. With local amenities and the M65 motorway within a five minute driveway giving easy access to Burnley, Preston, Manchester and beyond. This three double bedroomed dwelling has many noteworthy features and briefly comprises of: an entrance vestibule with access through to the integral garage, spacious living room with a staircase leading to the first floor / landing, ground floor w.c, a family sized modern fitted Nolte dining kitchen with inbuilt appliances and a cosy garden room with patio doors leading out to the rear garden. To the first floor you will find three double bedrooms (master with a three piece ensuite shower room) and a contemporary three piece Villeroy & Boch bathroom suite. Externally to the front elevation is a tarmac driveway offering off road parking for two cars, access to the integral garage, shrubs and outdoor lighting. To the rear elevation is an enclosed garden with a mature lawn, Indian stone paved patio seating area with ample space for garden furniture, space for a storage shed, outdoor lighting and an outdoor water supply. Perfect for a family. One not to be missed. Early viewing is advised to avoid disappointment. Freehold. Council Tax Band 'D'.

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Horsfall

RIBBLE VALLEY
20 WELLGATE
CLITHEROE
LANCASHIRE. BB7 2DP
T: 01200 435667

BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024







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Lancashire

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GROUND FLOOR

With a composite front door leading into:

ENTRANCE VESTIBULE

With wood flooring, recessed spot lights, oak wood door leading into the integral garage and an oak wood door leading through to the living room.

LIVING ROOM 16'10" x 13'1" (5.14 x 3.99)

A spacious room with a television point, 2x radiators, a staircase leading up to the first floor / landing, inbuilt storage cupboard and a large uPVC double glazed window to the front elevation.

DINING KITCHEN 10'6" x 21'11" (3.21 x 6.69)

A modern dining kitchen with a range of wall and base units and contrasting work tops over, having built in appliances such as a dishwasher, fridge freezer, washing machine, four ring electric hob and extractor hood over. The dining kitchen also boasts a matte black sink with chrome mixer tap. LED spotlights, 1x radiator, space for a large dining table, wood effect flooring and a uPVC double glazed window to the rear elevation.

GARDEN ROOM 11'3" x 11'2" (3.43 x 3.41)

A spacious garden room with ample space for furniture with a uPVC floor to ceiling window, wood effect flooring, LED spotlights and uPVC double glazed french doors leading to the rear garden.

GROUND FLOOR W.C 3'2" x 4'9" (0.98 x 1.46)

A modern two piece suite with a push button w.c., vanity sink with chrome mixer tap, heated towel rail in chrome, partially tiled walls, LED spotlights and tiled flooring.

FIRST FLOOR / LANDING

With a uPVC double glazed frosted glass window to the side elevation, smoke detector, recessed spot lights, 1x radiator, inbuilt storage cupboard and access to the loft hatch.

BEDROOM ONE 13'0" x 13'0" (3.97 x 3.97)

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

ENSUITE SHOWER ROOM 5'5" x 8'5" (1.66 x 2.59)

A contemporary 3-piece suite comprising of: a push button w.c., vanity sink with a chrome mixer tap, walk-in shower cubicle with a rainfall shower head, shaving point, extractor point, recessed spot lights, 1x chrome radiator, tiled flooring, partially tiled walls and a uPVC double glazed frosted glass window to the front elevation.

BEDROOM TWO 10'11" x 10'1" (3.34 x 3.08)

A bedroom of double proportion with 1x radiator and a uPVC double glazed window to the rear elevation.

BEDROOM THREE 8'8" x 11'5" (2.66 x 3.50)

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

BATHROOM 5'6" x 7'8" (1.69 x 2.35)

A 3-piece Villeroy & Boch bathroom suite comprising of: a push button, panelled bath with a chrome mixer tap, overhead shower, wall mounted sink with a chrome mixer tap, a chrome radiator, tiled flooring, partially tiled walls, recessed spots, extractor fan, shaving point and a uPVC double glazed frosted glass window to the side elevation.

INTEGRAL GARAGE 15'10" x 8'3" (4.85 x 2.52)

With power, lighting and an up and over style garage door. Ideal for storage.

EXTERNALLY

Externally to the front elevation is a tarmac driveway offering off road parking for two cars, access to the integral garage, shrubs and outdoor lighting. To the rear elevation is an enclosed garden with a mature lawn, Indian stone paved patio seating area with ample space for garden furniture, space for a storage shed, outdoor lighting and an outdoor water supply.

360 DEGREE VIRTUAL TOUR

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

PUBLISHING

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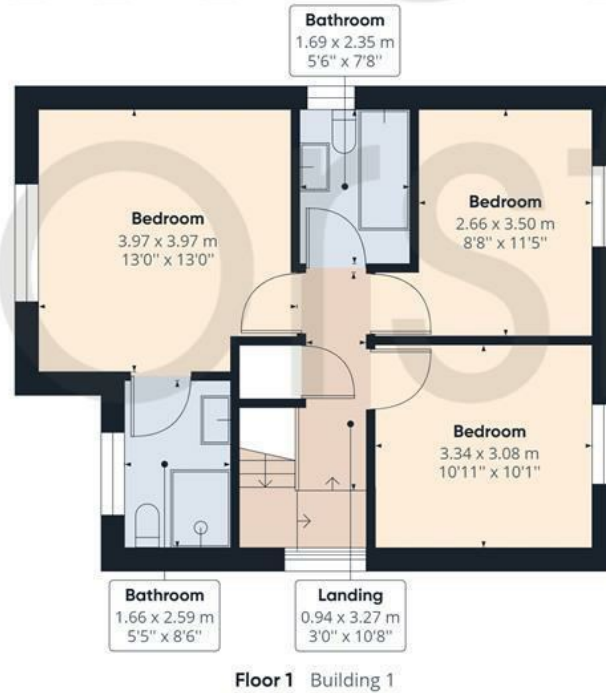
OUTSIDE

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Approximate total area⁽¹⁾
1290.37 ft²
119.88 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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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)