



Hilton &
Horsfall

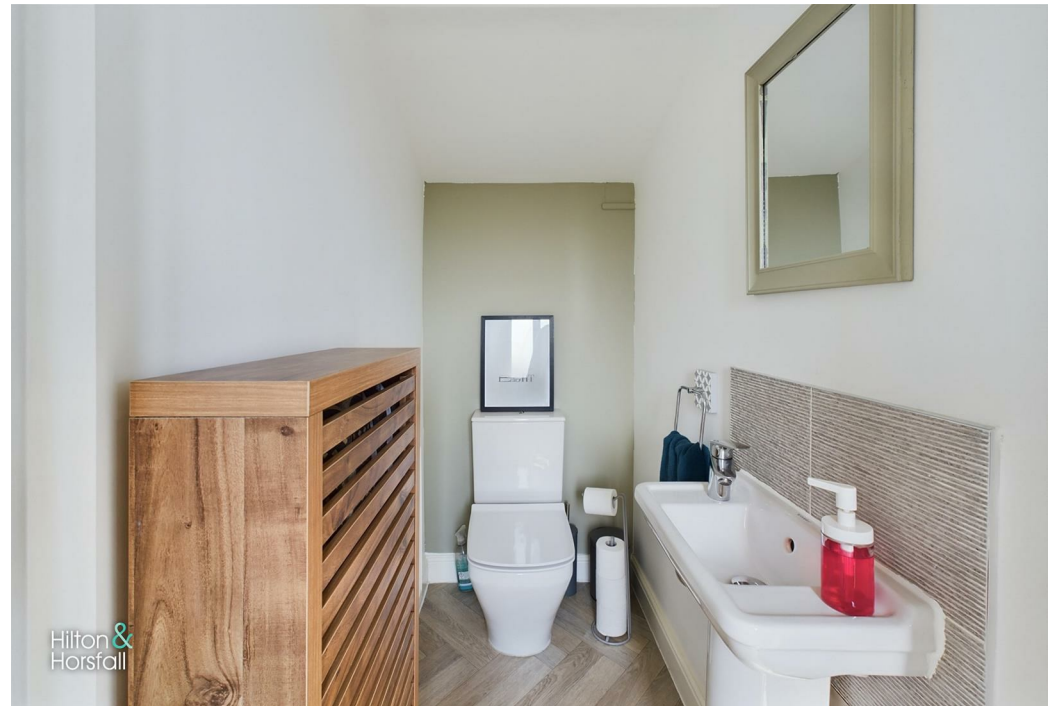
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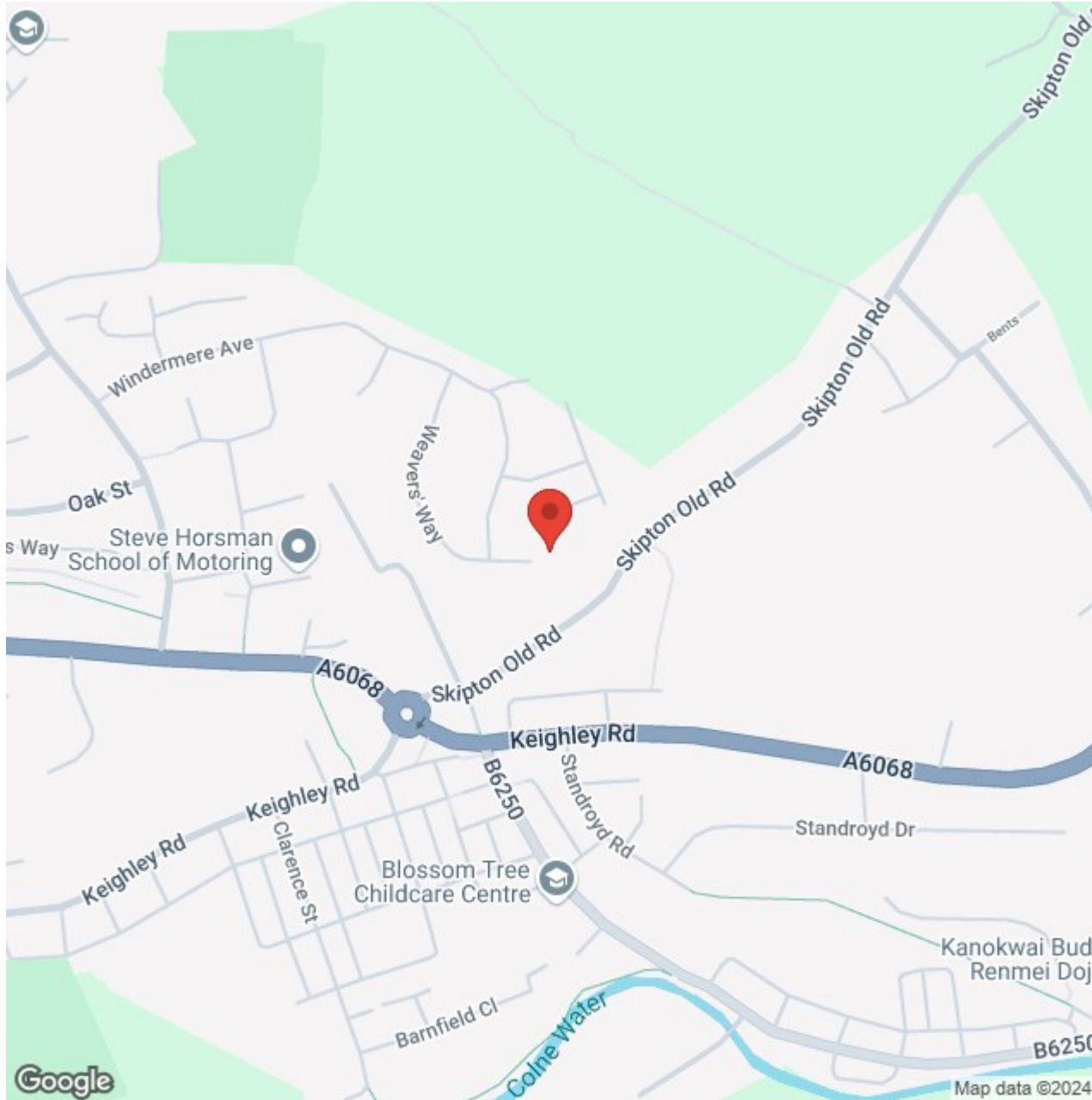
Windermere Avenue, Colne Offers In The Region Of £247,950

- Semi-detached • Three Bedrooms • Rear Garden • Off Road Parking • Open Views to the Front

A great opportunity to acquire this beautifully presented family sized three bedroomed semi detached dwelling. Situated in the heart of Colne, this property is a true credit to the current owners. Affording many noteworthy features and briefly comprising of: a welcoming entrance hallway with access to the downstairs w,c. a family sized living room, modern dining kitchen with inbuilt appliances.

To the first floor/ landing you will find a spacious master bedroom with ensuite shower room, you will also find two more well proportioned bedrooms and a modern house bathroom. Externally to the front of the property mature lawns and a paved pathway leading to the composite front door. To the rear elevation is a large enclosed garden with laid lawn and ample space for garden furniture, also a gate leading access to x2 parking bays with x1 electric charging points. This is one not to be missed. Early viewing is highly advised to appreciate all this property has to offer.







Lancashire

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GROUND FLOOR

With a composite front door leading into:

ENTRANCE HALLWAY

A welcoming entrance hallway with 1 central heating radiator and access to the downstairs WC.

DOWNSTAIRS WC

A useful downstairs wc having 1 central heating radiator, wall mounted sink with chrome mixer tap, vinyl flooring, and a push button wc.

LIVING ROOM 11'7" x 15'1" (3.535m x 4.604m)

A family sized living room offering electric fire, x1 central heating radiator, uPVC double glazed window to the front elevation giving amazing aspect views.

DINING KITCHEN 15'1" x 11'4" (4.608m x 3.470m)

A modern dining kitchen with a range of fitted wall and base units, with contrasting work surfaces over, x4 ring Indesit induction hob, fitted dishwasher, fitted 50/50 fridge and freezer, recessed LED spot lights, fitted electric oven, plumbing for washing machine/ dryer, access to the WORCESTER BOILER, uPVC double glazed window to the rear

elevation, inset sink with chrome mixer tap, x1 central heating radiator, uPVC double glazed glass french doors leading out to the rear garden, and under stairs storage cupboard.

FIRST FLOOR / LANDING

With a loft hatch and airing cupboard

BEDROOM ONE 10'1" x 9'10" (3.085m x 3.014m)

A spacious master bedroom having fitted wardrobes, 1 central heating radiator, uPVC double glazed window to the rear elevation, and access to the ensuite shower room.

ENSUITE SHOWER ROOM

A 3-piece suite comprising of: a walk in shower with glass screen around, tiled flooring, partially tiled walls, chrome towel radiator, push button wc, wall mounted sink with chrome mixer tap, and a uPVC double glazed frosted window to the rear elevation.

BEDROOM TWO 9'0" x 8'8" (2.764m x 2.657m)

A well proportioned second bedroom with a uPVC double glazed window to the front elevation, 1 central heating radiator, and ample space for bedroom furniture.

BEDROOM THREE 7'8" x 6'1" (2.337m x 1.866m)

A single bedroom having 1 central heating radiator, uPVC double glazed window to the rear elevation, currently utilised as a home office but would be perfect for a child's bedroom.

BATHROOM

A modern house bathroom comprising of: a push button w.c, wall mounted sink with a chrome mixer tap, tiled flooring, partially tiled walls, recessed LED spot lights, tiled bath with shower over, chrome towel radiator, and a uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the front of the property mature lawns and a paved pathway leading to the composite front door. To the rear elevation is a large enclosed garden with laid lawn and ample space for garden furniture, also a gate leading access to x2 parking bays with x1 electric charging points.

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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OUTSIDE

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