





Hilton &  
Horsfall



BB8 7DW

## Windermere Avenue, Colne

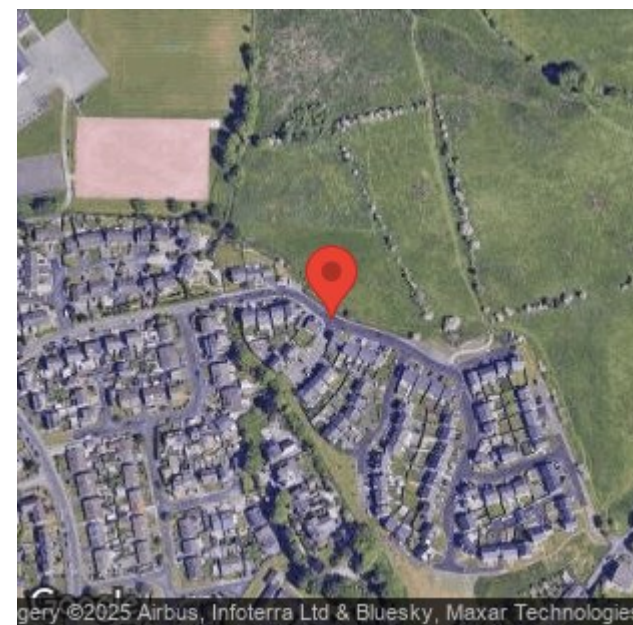
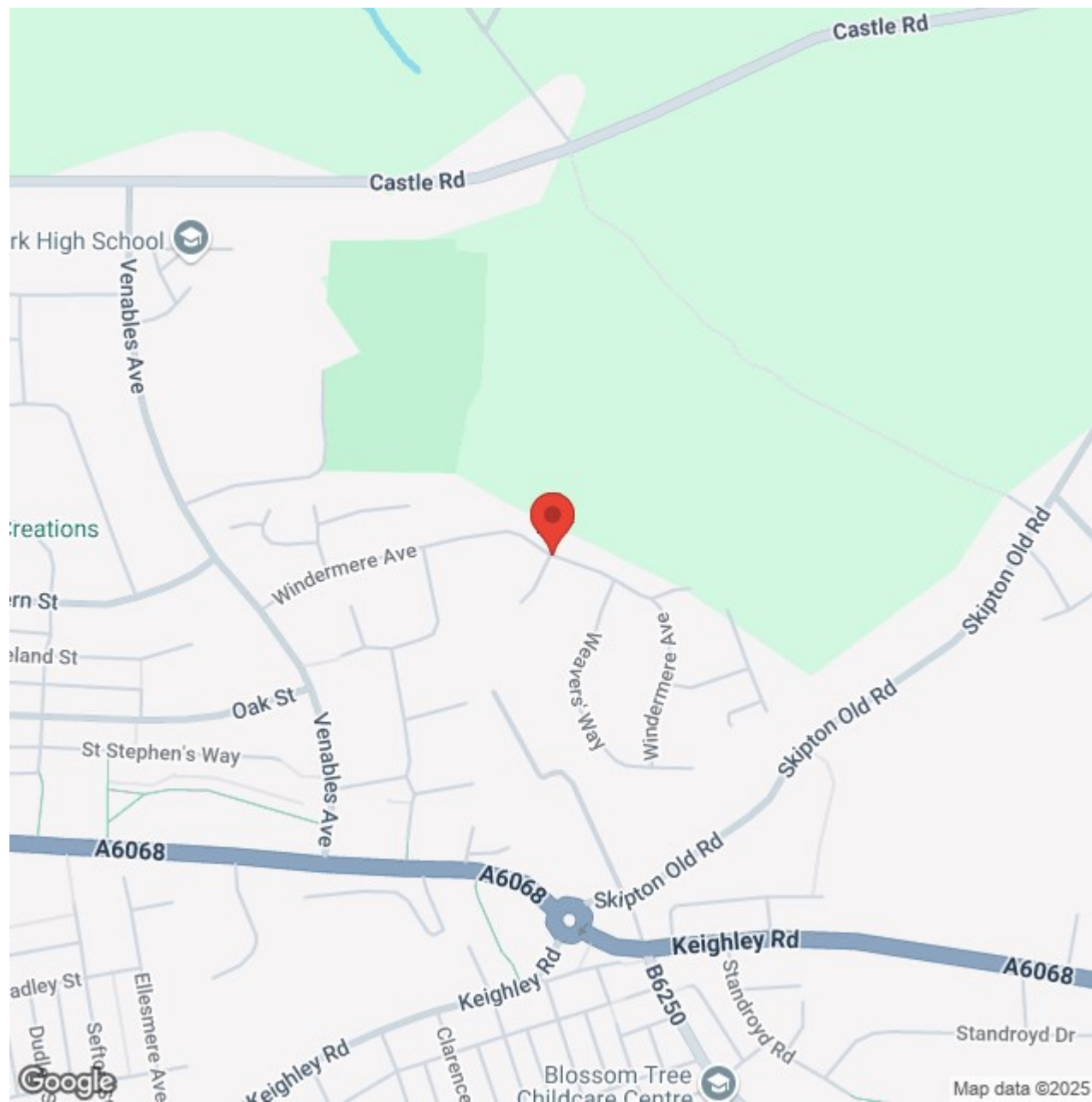
### 50% Shared Ownership £110,000

- Semi detached • Three bedrooms • En suite • Off road parking • Private rear garden • Dining kitchen • Ground floor w.c • House bathroom • 50% shared ownership • Sought after area

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 and a modern dining kitchen with inbuilt appliances. To the first floor/ landing you will find a well proportioned master bedroom with an ensuite shower room, you will also find two more good sized bedrooms and a modern house bathroom. Externally to the front you will find a tarmac driveway offering off road parking for two cars and 1x electric car charging port. To the rear elevation you will find a good sized landscaped garden laid with Indian stone flags and a small artificial grass area. This is one not to be missed. Early viewing is highly advised to appreciate all this property has to offer. Leasehold. Tax band B.











## Lancashire

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The vendor currently owns a 50% share of the property and pays £318.00 pcm month rent on the the 50% share.

### ENTRANCE

With a composite door leading to:

### HALLWAY

A welcoming entrance hallway with 1x radiator.

### GROUND FLOOR W.C 5'0" x 3'1" (1.54 x 0.94 )

A two piece suite with a push button w.c, pedestal sink with chrome mixer tap and 1x radiator.

### LIVING ROOM 14'11" x 11'6" (4.55 x 3.51)

A family sized living room with a television point, wainscot paneling and a uPVC double glazed window to the front elevation.

### DINING KITCHEN 11'4" x 14'9" (3.46 x 4.52)

A modern dining kitchen with a range of wall and base units, having integrated appliances such as a fridge freezer, electric oven, four ring gas hob and extractor hood. The kitchen also boasts plumbing for a washing machine and dishwasher, 1x radiator, uPVC double glazed window to the rear elevation and uPVC double glazed french doors leading to the garden.

### FIRST FLOOR / LANDING

An open landing with a built in storage cupboard and access to the loft.

### BEDROOM ONE 9'11" x 9'7" (3.04 x 2.93 )

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

### EN SUITE 7'11" x 4'11" (2.42 x 1.52 )

A modern three piece suite with a shower cubical, wall hung sink, push button w.c, 1x radiator, extractor fan and a frosted uPVC double glazed window to the rear elevation.

### BEDROOM TWO 8'11" x 8'6" (2.73 x 2.61)

Another bedroom of double proportion with ample space for bedroom furniture, 1x radiator and a uPVC double glazed window to the front elevation.

### BEDROOM THREE 7'5" x 6'0" (2.27 x 1.84)

A good sized single bedroom with 1x radiator and a uPVC double glazed window to the front elevation.

### BATHROOM 6'4" x 5'7" (1.94 x 1.71)

A modern three piece suite with a panelled bath, wall hung sink with chrome mixer tap, push button w.c, extractor fan, partially tiled walls and a uPVC double glazed window to the side elevation.

### EXTERNALLY

Externally to the front you will find a tarmac driveway offering off road parking for two cars and 1x electric car charging port. To the rear elevation you will find a good sized landscaped garden laid with Indian stone flags and a small artificial grass area.

### SHARED OWNERSHIP INFORMATION

Generally you can buy a share between 10% and 75% of the home's full market value. Pay rent to the landlord for the share they own and usually pay monthly ground rent and service charges, for example towards the maintenance of communal area. The share you can buy is usually between 25% and 75%. You can buy a 10% share on some homes.

You can take out a mortgage to buy your share or pay for it with savings. You'll also need to pay a deposit, usually between 5% and 10% of the share you are buying. You can buy more shares in your home in the future. This is known as 'staircasing'. If you buy more shares, you'll pay less rent. The amount of rent you pay will be based on the landlord's share.

### PUBLISHING

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### PROPERTY DETAIL

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.



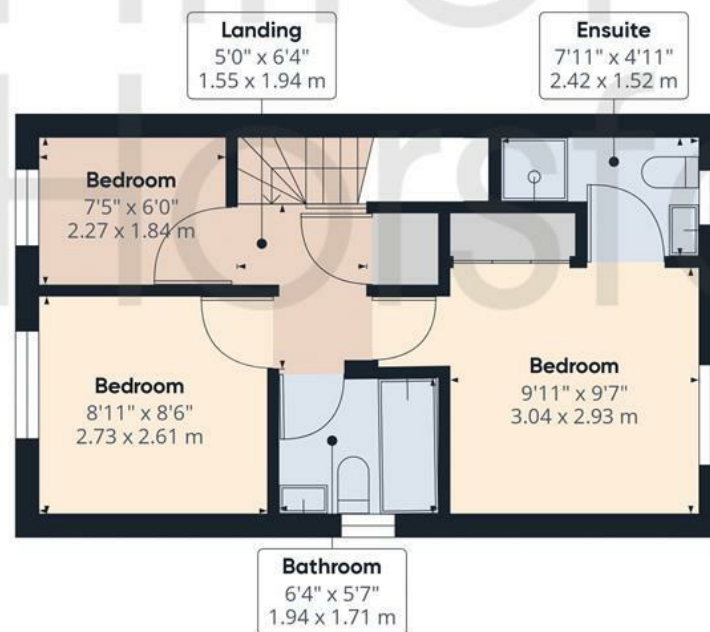


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## OUTSIDE

Externally to the front you will find a tarmac driveway offering off road parking for two cars and 1x electric car charging port. To the rear elevation you will find a good sized landscaped garden laid with Indian stone flags and a small artificial grass area.





Approximate total area<sup>(1)</sup>

712.99 ft<sup>2</sup>  
66.24 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360









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