



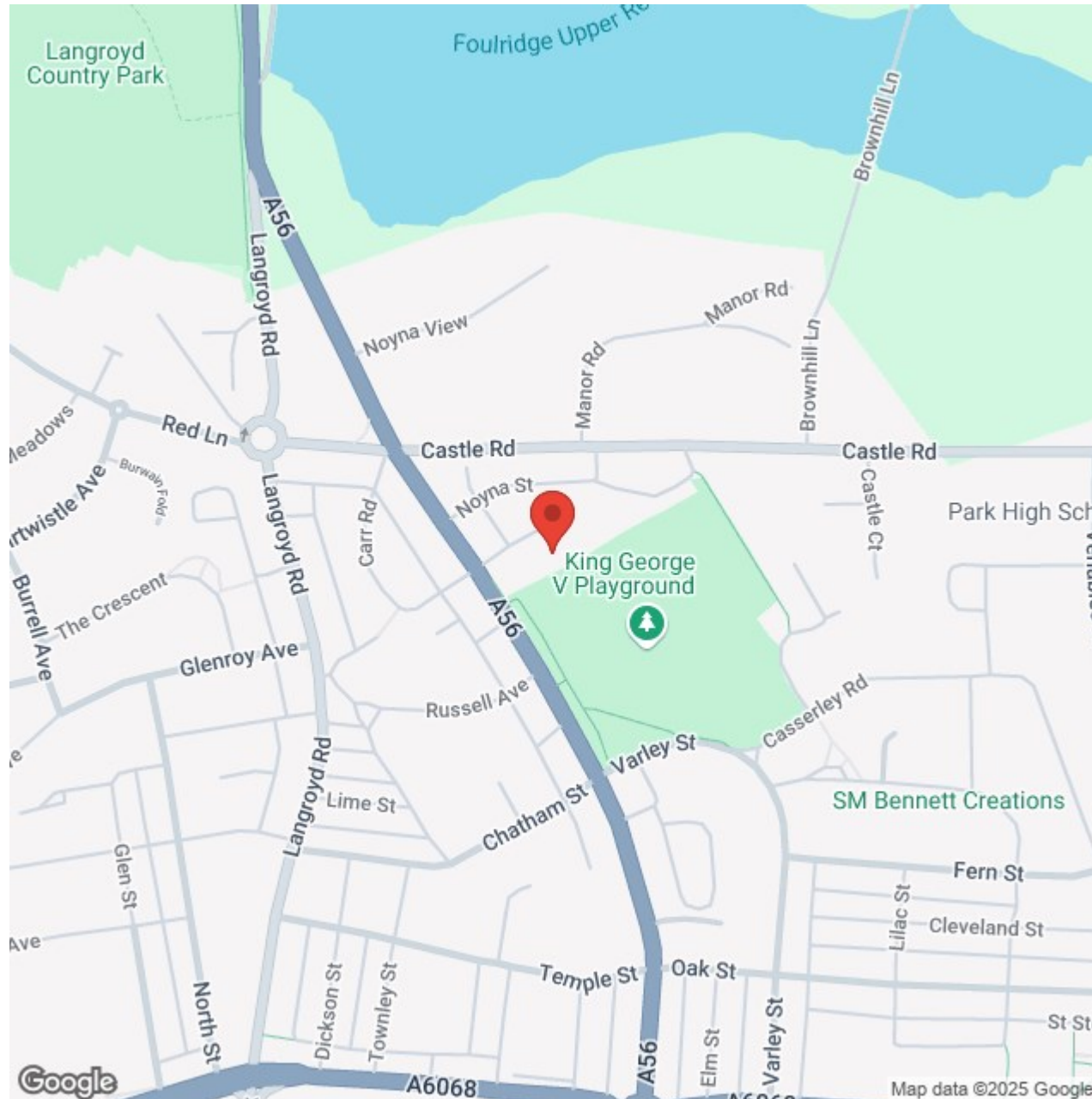
Castle Close, Colne

Offers In The Region Of £259,950

- Semi Detached • Three Bedrooms • Open Plan Kitchen / Dining Room • Rear Garden • Driveway & Detached Single Garage

A superb semi-detached family home situated in a popular area of town with local amenities nearby. Boasting many noteworthy features this property briefly comprises of: entrance hallway, spacious family living room, stunning dining kitchen, separate utility, downstairs w.c, three well proportioned bedrooms and a contemporary house bathroom. Externally to the front of the property is a driveway leading up to the detached single garage offering ample space for off road parking. To the rear there is a garden with a laid lawn and flagged patio area with space for garden furniture. This property also has the added benefits of double glazing and gas central heating throughout. Conveniently located just a short distance from schools, restaurants and shops this property is one not to be missed. Early viewing is advised.







Lancashire

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GROUND FLOOR

On the ground floor there is:

ENTRANCE HALLWAY

A welcoming entrance hallway with wood flooring, ceiling coving, 1x central heating radiator, under stairs storage cupboard, smoke detector and uPVC door to the front elevation.

LIVING ROOM 11'10" x 11'5" (3.61m x 3.50m)

A family sized living room with ceiling coving, television point, space for settees, 2x wall lights, wall mounted cast iron radiator and uPVC double glazed bay fronted windows.

KITCHEN 18'6" x 10'9" (5.64m x 3.28m)

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, integrated Baumatic oven / grill, Baumatic 4 ring induction hob with chrome extractor hood above, space for a freestanding fridge / freezer, inset sink with chrome mixer tap, integrated dish washer, breakfast bar with space for bar stools, recessed LED spotlights, open to the dining room and uPVC double glazed window to the side elevation.

DINING ROOM 18'6" x 10'9" (5.64m x 3.28m)

With ample space for a dining table and chairs, ceiling coving, exposed brick wall feature, wall mounted cast iron radiator, balcony doors to the living room and patio doors leading out to the rear garden.

LAUNDRY ROOM 6'5" x 5'4" (1.96m x 1.63m)

Having tiled flooring, plumbing for a washing machine, space

for a tumble dryer, 1x central heating radiator and uPVC double glazed windows and door to the rear elevation.

GROUND FLOOR W.C

A useful ground floor w.c comprising of: a push button w.c, wall mounted sink, tiled splash back, 1x central heating radiator and an air extraction fan.

FIRST FLOOR / LANDING

On the first floor / landing you will find ceiling coving, smoke detector and uPVC double glazed frosted window to the side elevation.

BEDROOM ONE 12'5" x 11'6" (3.81m x 3.51m)

A bedroom of double proportions with integrated wardrobes, ceiling coving, 2x wall lights and a composite double glazed bay fronted window.

BEDROOM TWO 10'9" x 10'9" (3.30m x 3.30m)

Another bedroom of double proportions with wood effect flooring, space for a wardrobe and drawers, ceiling coving, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE 5'8" x 6'6" (1.75m x 2.00m)

Currently utilised as an office room having wood effect flooring, space for a desk and chair, 1x central heating radiator and uPVC double glazed window to the front elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: panelled bathtub with chrome mixer tap, shower over and glass shower screen, push button w.c, pedestal sink with chrome mixer tap, heated chrome towel rack, airing cupboard housing combi boiler, air extraction fan and uPVC double glazed frosted window to the side elevation.

EXTERNALLY

Externally to the front elevation there is a driveway leading up to the garage providing ample space for off road parking, mature trees, shrubs and flowerbeds. To the rear elevation you will find a laid lawn, shrubs and flagged patio area with space for garden furniture.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/castle-closecolne>

GARAGE 9'3" x 16'3" (2.82m x 4.96m)

Ideal for storage and off road parking purposes.

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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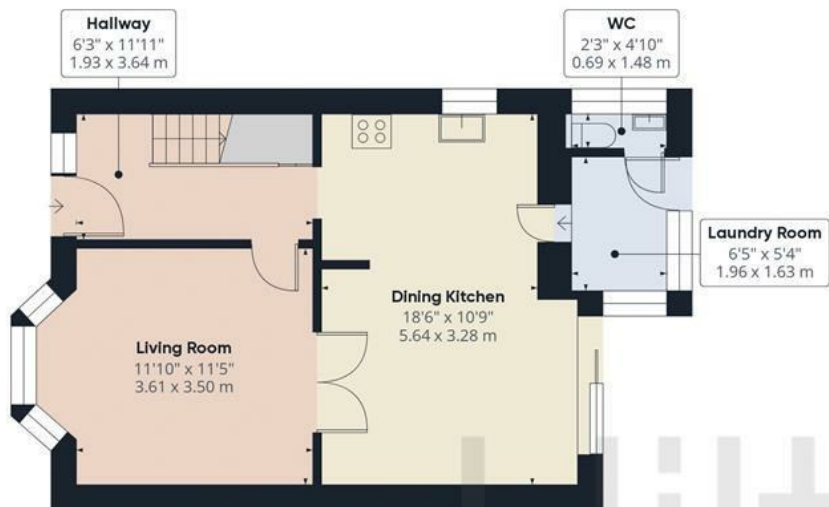


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OUTSIDE

Externally to the front elevation there is a driveway leading up to the garage providing ample space for off road parking, mature trees, shrubs and flowerbeds. To the rear elevation you will find a laid lawn, shrubs and flagged patio area with space for garden furniture.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1050.02 ft²

97.55 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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