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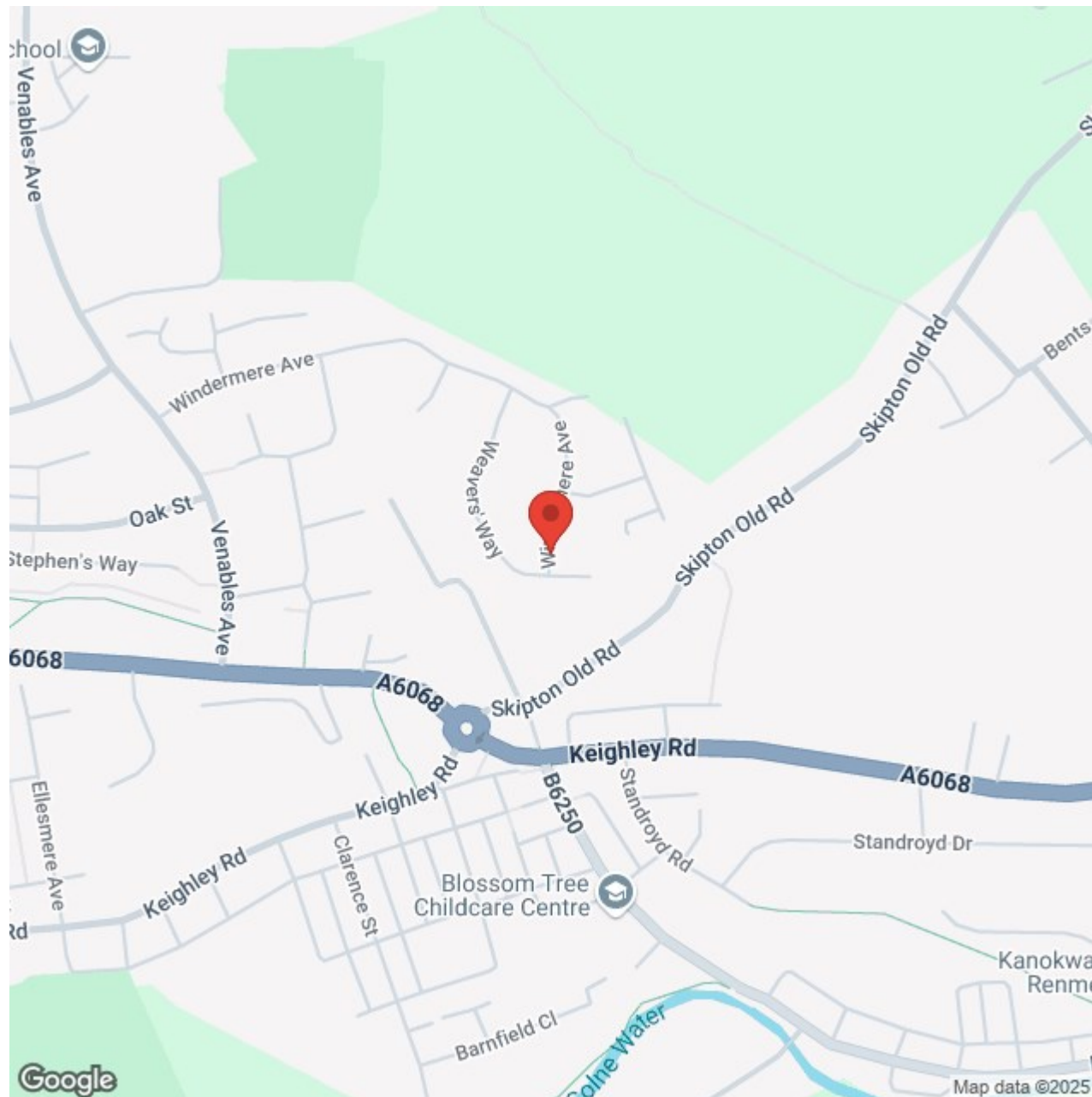
Windermere Avenue, Colne

Offers In The Region Of £389,950

- Detached • Four Bedrooms • Two Bathrooms & Ground Floor W.C • Kitchen Through To Utility Room • Rear Garden • Detached Garage & Driveway

Nestled on the charming Windermere Avenue in Colne, this delightful detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,254 square feet, the property boasts four spacious bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere. The fitted kitchen is well-equipped and flows seamlessly into a utility room. Additionally, the ground floor features a well-appointed W.C. The property includes two bathrooms, ensuring convenience and practicality. An added benefit is the detached garage and driveway providing ample space for off road parking. Overlooking the stunning countryside this property is a true gem. Early viewings are highly advised to avoid disappointment.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, smoke detector, thermostat, 1x central heating radiator, staircase to the first floor / landing, wood frame double glazed window to the side elevation and wood door to the front.

GROUND FLOOR W.C

Comprising of: wood effect flooring, push button w.c, wall mounted sink with chrome mixer tap, tiled splash back, 1x central heating radiator and composite double glazed frosted window to the front elevation.

LIVING ROOM 19'8" x 10'7" (6.00m x 3.23m)

A family sized living room with space for settees, television point, wall feature gas fire, 1x central heating radiator, wood frame double glazed window to the front elevation and patio doors leading out to the rear garden.

DINING KITCHEN 19'7" x 13'6" (5.99m x 4.13m)

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, wood effect flooring, integrated Indesit oven / grill, Indesit 5 ring gas hob with chrome extractor hood above, under counter fridge and freezer, inset sink with chrome mixer tap, space for a dining table and chairs, 1x central heating radiator, recessed LED spotlights, under stairs storage cupboard, air extraction fan, smoke detector, door to utility room and wood frame double glazed windows to the front, side and rear elevation.

UTILITY ROOM 4'11" x 5'10" (1.50m x 1.80m)

A useful utility room having wood effect flooring, tiled splash back, plumbing for a washing machine, space for a tumble dryer, 1x central heating radiator, airing cupboard housing Worcester boiler, air extraction fan and wood frame door to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing there is 1x central heating radiator, storage cupboard, loft hatch, smoke detector and wood frame double glazed window to the rear elevation.

BEDROOM ONE 10'9" x 10'5" (3.28m x 3.20m)

A bedroom of double proportions with integrated wardrobes, 1x central heating radiator, thermostat, door to en-suite and wood frame double glazed window to the front elevation.

EN-SUITE

A modern three piece en-suite shower room comprising of: a shower cubicle, push button w.c, wall mounted sink with chrome mixer tap, tiled splash back, heated chrome towel rack, recessed LED spotlights, shaving point, air extraction fan and wood frame double glazed window to the side elevation.

BEDROOM TWO 11'0" x 8'7" (3.37m x 2.64m)

Another bedroom of double proportions with integrated wardrobes, 1x central heating radiator and wood frame double glazed window to the rear elevation.

BEDROOM THREE 8'4" x 10'8" (2.55m x 3.26m)

Yet again a bedroom of double proportions with space for drawers, 1x central heating radiator and wood frame double glazed window to the front elevation.

BEDROOM FOUR 7'8" x 7'1" (2.36m x 2.18m)

A well proportioned bedroom with space for drawers, 1x central heating radiator and wood frame double glazed window to the front elevation.

BATHROOM

A modern three piece family bathroom suite comprising of: a panelled bathtub with chrome mixer tap, shower over and glass shower screen, tiled splash back, wall mounted sink with chrome mixer tap, push button w.c, heated chrome towel rack, recessed LED spotlights, air extraction fan and wood frame double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the front elevation there is a driveway leading up to the detached garage providing ample space for off road parking. Having a lawned area and a patio area with space for garden furniture, overlooking beautiful countryside views. To the rear elevation there is a large Indian Stone flagged patio area with ample space for garden furniture, outside water tap, outside lighting and flowerbeds. Perfect for relaxing during the Spring / Summer months.

GARAGE 17'6" x 9'2" (5.35m x 2.80m)

Ideal for storage and off road parking purposes.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/windermere-ave-colne>

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

Externally to the front elevation there is a driveway leading up to the detached garage providing ample space for off road parking.

Having a lawned area, outside lighting and a patio area with space for garden furniture, overlooking beautiful countryside views. To the rear elevation there is a large Indian Stone flagged patio area with ample space for garden furniture, outside water tap and flowerbeds. Perfect for relaxing during the Spring / Summer months.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hilton & Horsfall

Approximate total area⁽¹⁾

1254.55 ft²

116.55 m²

Reduced headroom

6.19 ft²

0.58 m²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

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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