





Hilton &  
Horsfall

BB8 8JS

## Penrith Crescent, Colne

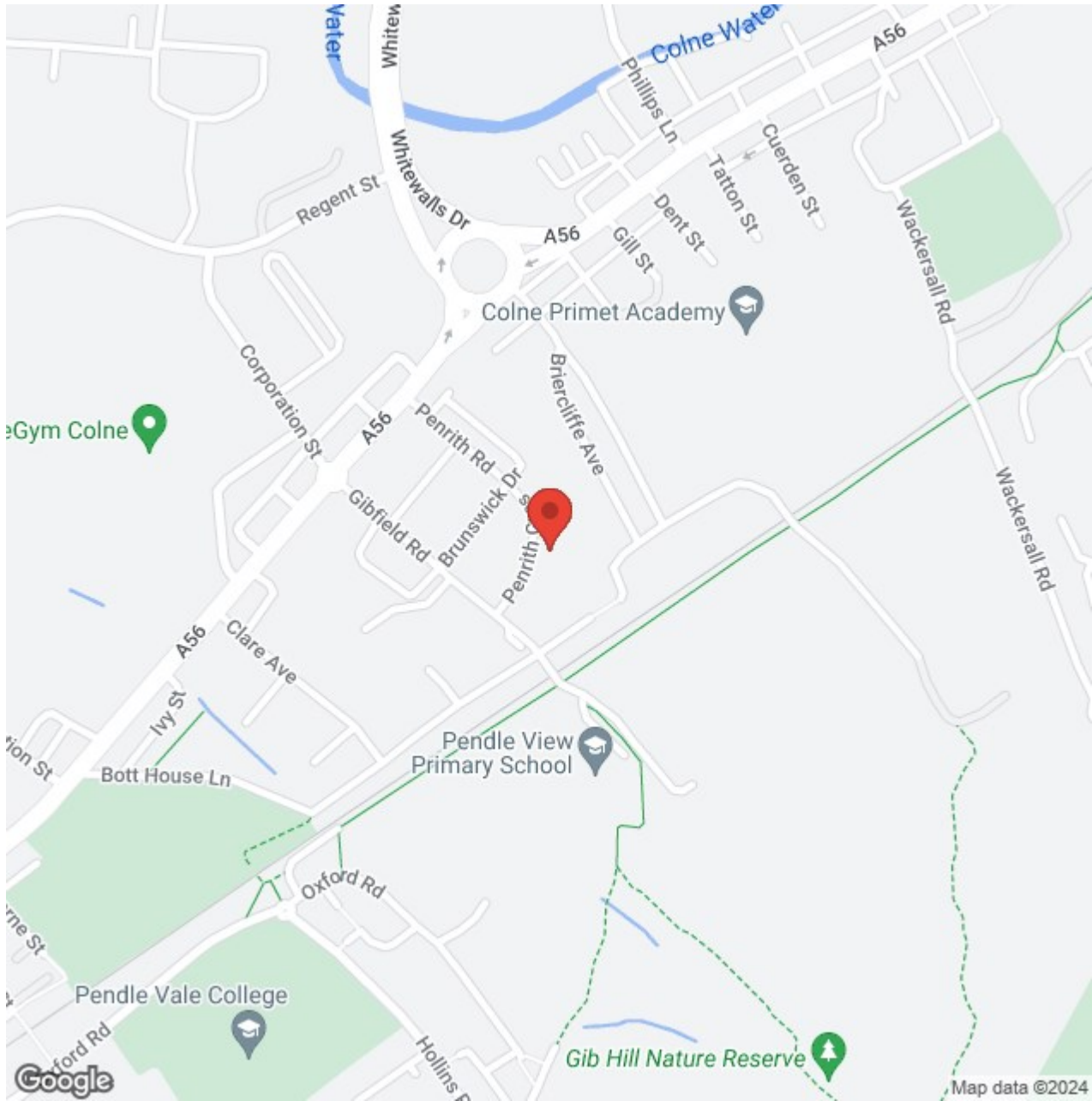
### Offers In The Region Of £314,950

- Approved Planning for a Dormer Bungalow
- Large Plot
- Superb Family Home

A fantastic opportunity to acquire this large family sized dwelling situation in the popular town of Colne, having local amenities, transport links, primary and secondary schools situated close by.

Having the added benefit of approved planning for a dormer bungalow on the grounds. This four bedroomed semi-detached property has many noteworthy features and briefly comprising of: an entrance hall, sitting room, reception hallway with a staircase leading to the first floor / landing, family sized bay fronted living room, fitted kitchen with patio doors to the rear garden, utility room, ground floor w.c and dining room. To the first floor you will find four double bedrooms, bathroom and a w.c room. Externally to the front elevation is a large driveway with ample parking spaces, mature lawn, trees and shrubs. To the rear elevation is a large enclosed garden. One not to be missed. Perfect for a family. Early viewing is advised to avoid disappointment.







# Lancashire

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## GROUND FLOOR

Having a uPVC double glazed front door leading into:

### ENTRANCE HALLWAY

Having wood effect flooring and 1x radiator.

### SITTING ROOM 11'1" x 12'1" (3.391m x 3.702m )

Having Karndean flooring, 1x radiator and a uPVC double glazed window to the rear / front elevation.

### RECEPTION HALLWAY

Having coving, ceiling rose, open balustrade staircase leading to the first floor / landing, wood effect flooring, 1x radiator and a storage cupboard.

### LIVING ROOM 15'4" x 11'11" (4.674m x 3.640m)

A family sized room having a large uPVC double glazed bay fronted window with far reaching views, open gas fire set within a feature fireplace, wood effect flooring, ornate ceiling rose, coving, 1x radiator and a television point.

### BREAKFAST KITCHEN 18'4" x 9'4" (5.591m x 2.859m )

Having fitted wall and base units, contrasting work surfaces over, tiled splash backs, 2x radiator, fitted breakfast bar, tiled flooring, 2x patio doors leading out to the garden, a large uPVC double glazed window to the rear elevation, 4-ring gas hob, air extraction hood over, space for under counter fridge / freezer, Neff integrated oven / grill, recessed spot lights, a uPVC double glazed door leading to the rear and access through to:

### DINING ROOM 12'8" x 11'5" (3.875m x 3.498m)

Open plan to the kitchen having ample space for a dining table / chairs, ornate coving, ceiling rose, 1x radiator, television point and a large uPVC double glazed bay window to the rear elevation overlooking the rear garden.

### UTILITY ROOM 7'0" x 6'2" (2.134m x 1.883m)

Having plumbing for a washing machine, space for a tumble dryer, access to the boiler, wood effect flooring and 2x uPVC double glazed windows to the rear elevation. With access through to:

## GROUND FLOOR W.C

Having a push button w.c.

## FIRST FLOOR / LANDING

Having a uPVC double glazed window to the front elevation and access to the loft hatch.

### BEDROOM ONE 10'9" x 13'6" (3.301m x 4.130m)

A room of double proportions having 1x contemporary radiator, fitted oak / mirrored wardrobes and a large uPVC double glazed bay window to the rear elevation overlooking the garden.

### BEDROOM TWO 10'11" x 12'2" (3.344m x 3.731m)

Another room of double proportions having 1x radiator, wood effect flooring, recessed spot lights, space for a wardrobe / drawers and a uPVC double glazed window to the front elevation offering far reaching views.

### BEDROOM THREE 12'4" x 12'3" (3.776m x 3.734m)

Yet again a room of double proportions having a large uPVC double glazed bay fronted window to the front elevation offering far reaching views, 1x radiator and ample space for a wardrobe / drawers.

### BEDROOM FOUR 10'5" x 7'11" (3.188m x 2.433m)

A fourth room of double proportions having 1x radiator and 2x uPVC double glazed windows to the rear elevation.

## BATHROOM

A 2-piece suite comprising of: a free standing bath with a mixer tap, overhead shower, wall mounted sink, tiled flooring, fully tiled walls, recessed spot lights, towel radiator and a frosted uPVC double glazed window to the front elevation.

## W.C ROOM

Having a push button w.c, tiled flooring, tiled walls, recessed spot lights and a frosted uPVC double glazed window to the rear elevation.

## EXTERNALLY

Externally to the front elevation is a large driveway with ample parking spaces, mature lawn, trees and shrubs. To the rear elevation is a large enclosed garden (having approved planning for a bungalow). With a spacious mature lawn with trees, 2x patio seating areas, raised decked area and 2x summer houses. Perfect space for hosting.

## ADDITIONAL INFORMATION

With approved planning for a two bedroomed dormer bungalow.

## PUBLISHING

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## OUTSIDE

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