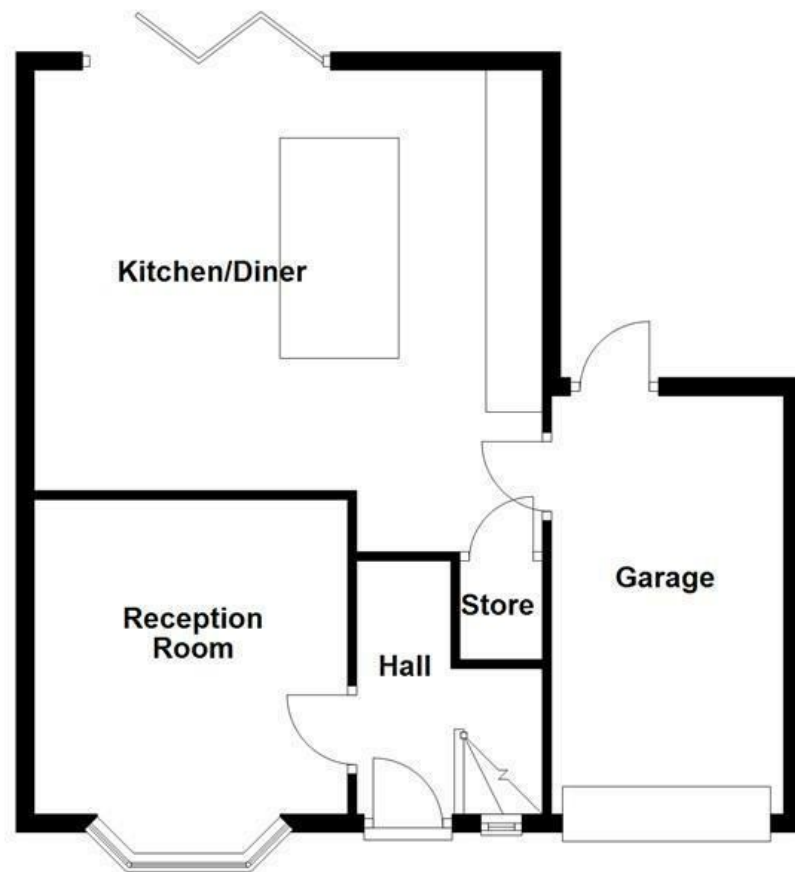
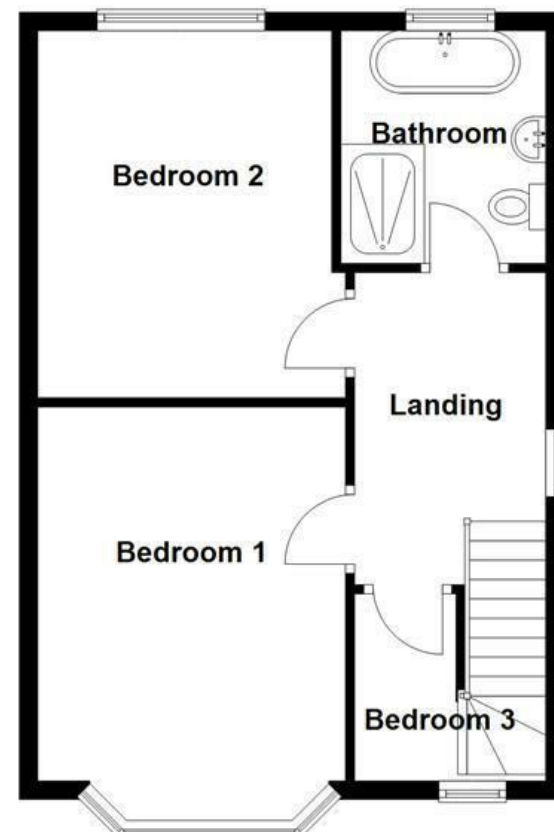


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Alma Avenue, Foulridge, BB8 7NS

£310,000

STUNNING THREE BEDROOM SEMI DETACHED HOME.

Nestled on the charming Alma Avenue in Foulridge, Colne, this beautiful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. As you step inside, you are welcomed by a cozy reception room, ideal for relaxing or entertaining guests. The heart of the home is undoubtedly the large kitchen, which boasts modern fixtures and fittings, providing a delightful space for culinary creations and family gatherings.

The property features three generously sized bedrooms, each offering ample space for rest and relaxation. Whether you are looking to create a tranquil sanctuary or a vibrant children's room, these bedrooms can easily accommodate your needs.

Outside, the property benefits from a double driveway, providing convenient off-road parking for multiple vehicles. This feature is particularly valuable in a residential area, ensuring that you and your guests have easy access to your home.

Overall, this semi-detached house on Alma Avenue is an excellent opportunity for families or individuals seeking a comfortable and stylish living space in a friendly neighbourhood. With its

Alma Avenue, Foulridge, BB8 7NS

£310,000

3 1 2 E

- Three Bedroom Semi Detached
 - Modern Fitted Kitchen
 - Off Road Parking
 - Tenure - Leasehold
- Spacious Reception Room
 - Generous Bedroom Sizes
 - EPC Rating - E
- Ideal Family Home
 - Popular Village Location
 - Council Tax Band - C

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

9'1 x 6'8 (2.77m x 2.03m)

UPVC double glazed frosted window, hardwood single glazed frosted door to kitchen, hardwood door to reception room, stairs to first floor.

Reception Room

11'3 x 11'3 (3.43m x 3.43m)

UPVC double glazed bay window, central heating radiator, multi fuel fire, flagstone hearth, hardwood mantle, panelled wall feature, wood effect laminate floor.

Kitchen

18 x 17'3 (5.49m x 5.26m)

Upright central heating radiator, matte wall and base units, granite effect surfaces, one and a half composite sink and drainer, tiled splashbacks, electric single oven with four ring hobs, integrated fridge/freezer and dishwasher, wood effect laminate floor.

First Floor

Landing

13'4 x 6'8 (4.06m x 2.03m)

UPVC double glazed frosted window, smoke alarm, loft access, four hardwood doors to three bedrooms and bathroom.

Bedroom One

13'5 x 11 (4.09m x 3.35m)

UPVC double glazed bay window, central heating radiator.

Bedroom Two

12'9 x 10'7 (3.89m x 3.23m)

UPVC double glazed window, central heating radiator.

Bedroom Three

8'7 x 6'5 (2.62m x 1.96m)

UPVC double glazed window. central heating radiator, wood effect laminate flooring.

Bathroom

8'4 x 7'4 (2.54m x 2.24m)

UPVC double glazed frosted window, heated chrome towel rail, four piece suite comprising of dual flush WC, vanity top wash basin with waterfall mixer tap, wall mounted bath with mixer tap and additional rinse head, direct feed shower with rainfall head and additional rinse head, tiled elevations, extractor fan, spotlights, tiled flooring.

External

Garage

15 x 8'4 (4.57m x 2.54m)

UPVC double glazed frosted door to rear, electric sliding dor to front.

Rear

Indian stone paving, stone chippings, hardwood shed.

Front

Tarmac double driveway.



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