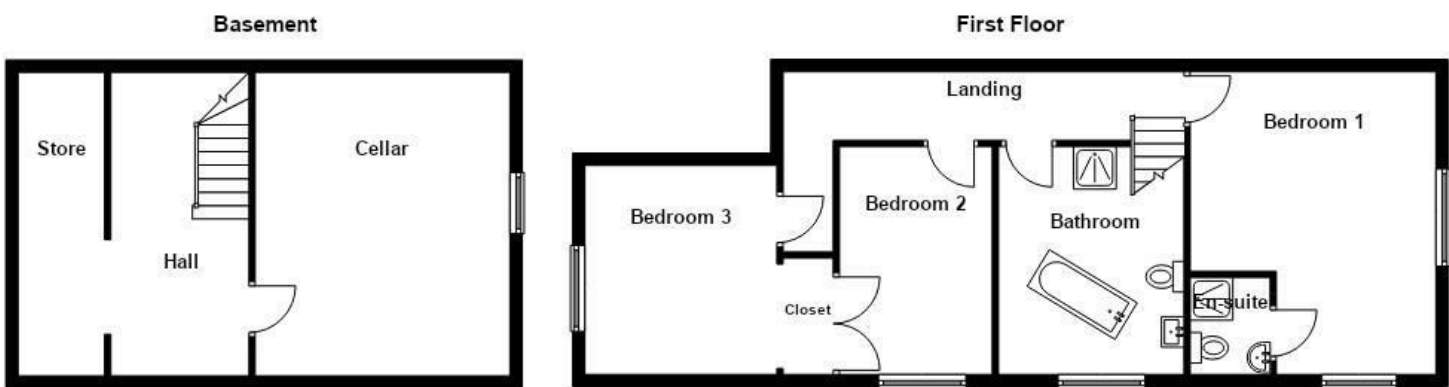
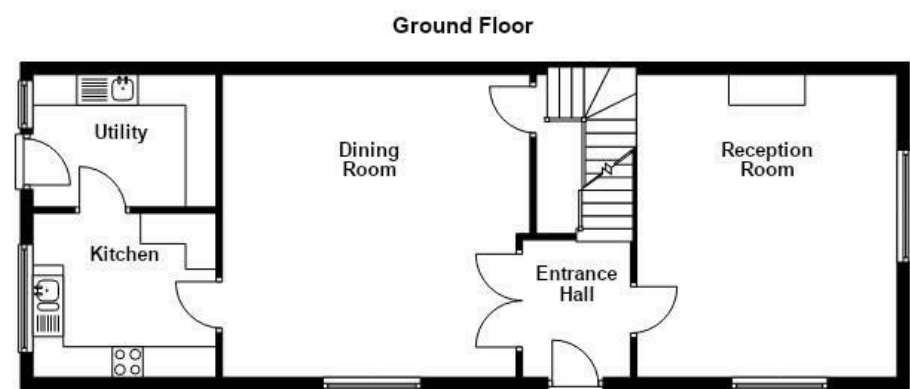




Stanley Street, Colne, BB8 9DD

£325,000

A STUNNING DETACHED FAMILY HOME IN COLNE

Presenting Stanley Street in Colne, this impressive three-bedroom Victorian home is a true gem. As you step inside, you are greeted by a bright and inviting hallway that sets the tone for the rest of the home. The gorgeous reception room boasts a cosy original fireplace and stunning period features, complemented by large windows that flood the space with natural light, making it an ideal setting for entertaining guests.

Flowing seamlessly from the reception room is a stylish dining area that leads into a modern cottage-style kitchen, equipped with fitted appliances for your convenience. Adjacent to the kitchen is a separate utility room that provides easy access to a lovely courtyard, which is not overlooked, offering a peaceful outdoor retreat.

The lower ground floor features a versatile cellar space that is impressively large and brimming with potential, perfect for a variety of uses. Ascending to the first floor, you will find three spacious and bright bedrooms, each designed to provide comfort and tranquillity. The master bedroom includes an en-suite shower room, while a luxurious four-piece bathroom features a free-standing bath and a walk-in shower, ensuring that relaxation is always within reach.

This exquisite family home has been fully renovated and is ideally located in the heart of Colne, close to local amenities and transport links, making it a convenient choice for modern living. Additionally, resident-only parking is available, adding to the appeal of this remarkable property. Don't miss the opportunity to make this stunning Victorian house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	67
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 3  2  2  E

- Exquisite Victorian Terraced Property
 - Large Dining Room With Cosy Log Burner
 - Permit Only Parking
 - Council Tax Band C
- Three Generously Proportioned Bedrooms
 - Fully Renovated Family Home Ready To Move Into
 - EPC Rating E
- Impressive Reception Room With Original Features
 - Fantastic Courtyard Not Overlooked
 - Tenure Leasehold

Ground Floor

Entrance

Hardwood part frosted door to entrance hall.

Entrance Hall

12'11 x 5'2 (3.94m x 1.57m)

Central heating radiator, smoke alarm, Amtico flooring, doors to reception room, dinging room and stairs to first floor.

Reception Room

16'3 x 5'3 (4.88m'0.91m x 1.60m)

UPVC double glazed sash windows, central heating radiator, open coal fire with a tiled surround and wooden mantle, coving, wall lights, Amtico flooring.

Dining Room

16'5 x 15'10 (5.00m x 4.83m)

UPVC double glazed sash window, central heating radiator, log burner, Amtico flooring, door to kitchen and stairs down to lower ground floor.

Kitchen

9'6 x 9'6 (2.90m x 2.90m)

UPVC double glazed sash window, central heating radiator, a range of panel wall and base units with a wood effect surface, stainless steel one and one half bowl sink and drainer with mixer tap, four ring Neff induction hob, extractor hood, integrated microwave and double oven, integrated dishwasher, fridge freezer, Amtico flooring, door to utility.

Utility

10'4 x 7'5 (3.15m x 2.26m)

UPVC double glazed window, Velux window, a range of panel wall and base units with a wood effect surface, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, main boiler, Amtico flooring, UPVC part double glazed door to rear.

Lower Ground Floor

Hallway

15'8 x 12'7 (4.78m x 3.84m)

Spotlights door to cellar and open to store.

Cellar

14'1 x 13'2 (4.29m x 4.01m)

Central heating radiator, spotlights, smoke alarm, space for dryer.

First Floor

Landing

21'2 x 10'10 (6.45m x 3.30m)

Spotlights, smoke alarm, central heating radiator, doors to three bedrooms and bathroom.

Bedroom One

15'1 x 14'2 (4.60m x 4.32m)

UPVC double glazed sash windows, central heating radiator, door to en suite.

En Suite

5'2 x 4'4 (1.57m x 1.32m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, extractor fan, part tiled elevations and lino flooring.

Bedroom Two

13'6 x 7'11 (4.11m x 2.41m)

UPVC double glazed sash window, central heating radiator, store.

Bedroom Three

10'3 x 9'9 (3.12m x 2.97m)

UPVC double glazed sash window, central heating radiator, store.

Bathroom

12'8 x 10 (3.86m x 3.05m)

UPVC double glazed sash window, central heating towel rail, high cistern WC, console basin with wall mounted traditional taps, free standing bath with mixer tap, walk in direct feed rainfall shower and rinse head, pendant light, part tiled elevations and lino flooring.

External

Rear

Enclosed split level garden, stone flagged patio with shrubs.

Front

Permit only parking.



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