



53 Colne Road

Earby, Barnoldswick

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Enclosed, low maintenance rear courtyard garden
- Attractive period features including high ceilings
- Approx. 1,155 sq ft (107.38 sq m) of accommodation
- Two generous bedrooms plus spacious attic room
- Attic room with roof windows and useful eaves storage
- Freehold Tenure
- Council Tax Band A
- Stylish four piece family bathroom suite



Ground Floor

Step through the front door into a welcoming entrance hall that provides access to the principal ground floor accommodation and staircase to the first floor. To the front of the property, the elegant living room is filled with natural light from the attractive bay window. High ceilings, decorative coving and a feature fireplace create a comfortable and inviting space to relax. To the rear, the home opens into a superb dining room that offers plenty of space for both everyday family life and entertaining. A striking feature fireplace adds character, while the open layout flows seamlessly into the modern fitted kitchen. The kitchen has been thoughtfully updated with a range of shaker style units, generous worktop space and integrated cooking appliances. A stable style rear door provides direct access to the enclosed courtyard garden.

First & Second Floor

The first floor landing provides access to two well proportioned bedrooms and the family bathroom. The principal bedroom is a generous double overlooking the front aspect, while the second bedroom is ideal as a child's bedroom, guest room or home office. The stylish four piece bathroom is presented to a high standard and comprises a panelled bath, separate shower enclosure, wash hand basin and low level WC. A staircase continues to the spacious attic room, which benefits from roof windows and useful eaves storage. Offering excellent flexibility, this versatile space is ideal as a home office, hobbies room, studio or occasional guest space, subject to a purchaser's individual requirements. Please note that the attic room is not classed as a bedroom as building regulation approval cannot be confirmed.

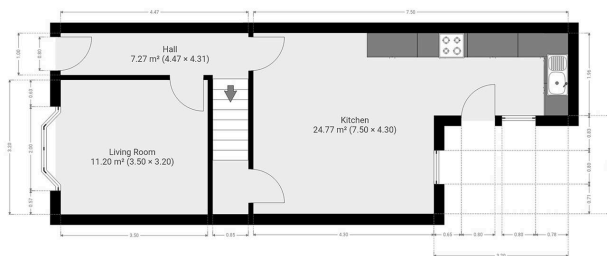






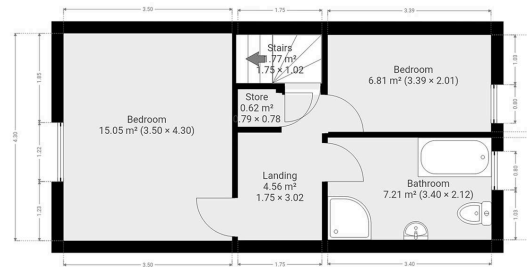
External

To the front of the property is a low maintenance forecourt enclosed by stone walling and wrought iron railings, enhancing the attractive kerb appeal of this stone built terrace. To the rear is an enclosed, paved courtyard garden that has been designed for easy maintenance and outdoor enjoyment. With space for seating, potted planting and al fresco dining, it provides a private setting to relax throughout the warmer months.



Total Property Area: approx - 107.38 Sq Meters (1,155.82 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and dimensions are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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