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Horsfall

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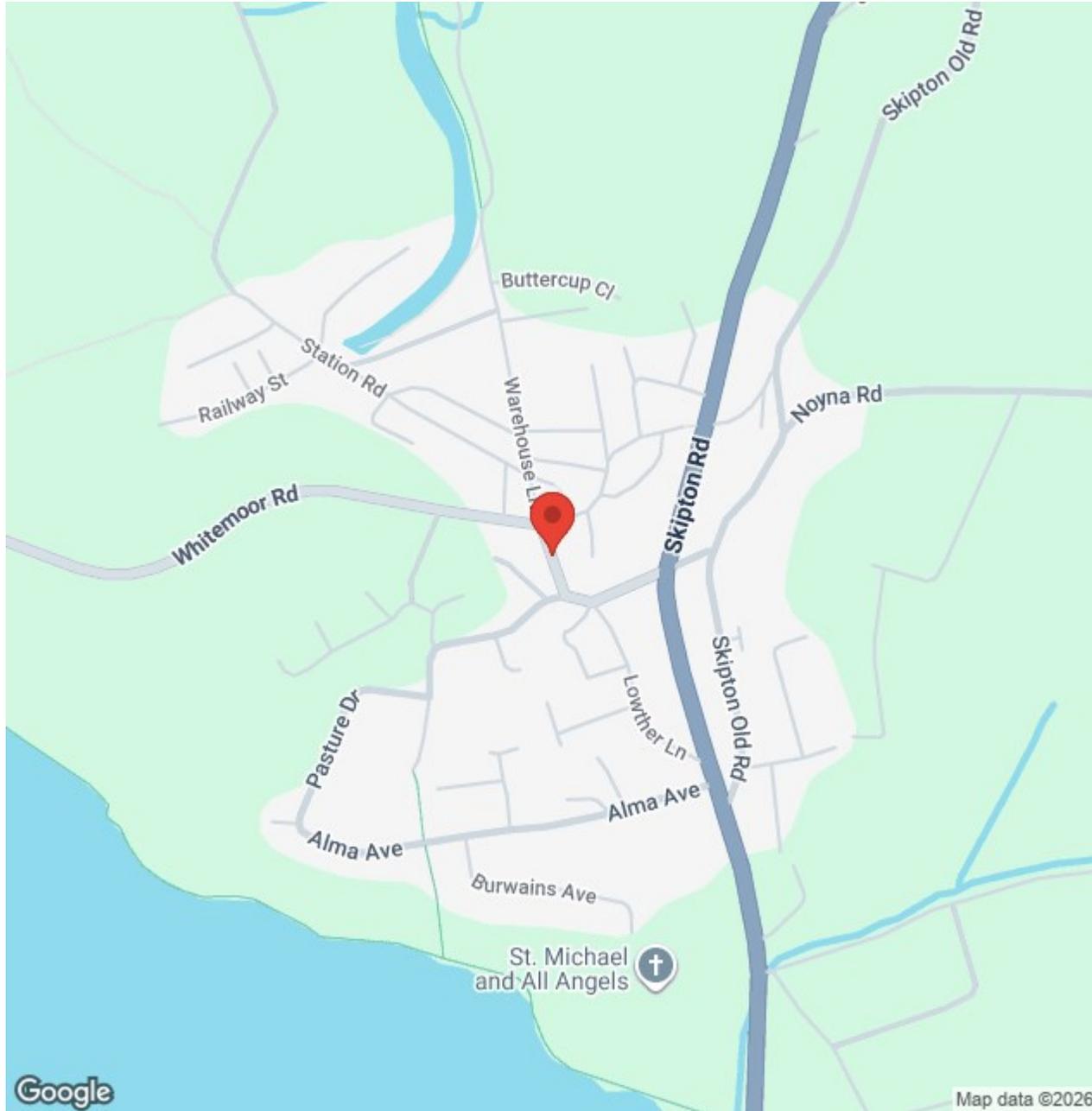
High Lane, Foulridge, Colne Offers In The Region Of £209,950

- Three well-proportioned bedrooms
- Modern dining kitchen with French doors to rear
- Bright and spacious living room
- Contemporary bathroom plus ground floor WC
- Enclosed rear patio garden
- Allocated parking space to the rear

Located in the heart of the sought-after village of Foulridge, this delightful three-bedroom semi-detached home offers well-presented accommodation arranged over two floors. The property combines modern living with a welcoming feel, making it an ideal purchase for a variety of buyers including first-time purchasers, young families, or downsizers alike.

The ground floor features a bright and spacious living room, a modern dining kitchen with French doors leading out to the rear, and a useful ground floor WC. To the first floor, there are three well-proportioned bedrooms and a contemporary three-piece bathroom suite. Externally, the property benefits from an enclosed, low-maintenance rear patio garden, as well as an allocated parking space to the rear. Well positioned for access to local amenities, schools, and excellent transport links, this property presents a fantastic opportunity to secure a comfortable home in a desirable village location.







Lancashire

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GROUND FLOOR

ENTRANCE HALL

GROUND FLOOR WC

A convenient cloakroom fitted with a low-level WC and a pedestal wash basin with tiled splashback. Finished with neutral décor and a frosted window providing natural light.

LIVING ROOM

A bright and welcoming reception space, offering generous proportions and a comfortable layout. The room features a modern fireplace as a focal point, neutral décor, and a window to the front aspect that fills the room with natural light. Perfectly suited for both relaxing evenings and entertaining, the living room provides a homely yet versatile setting.

DINING KITCHEN

A spacious and modern dining kitchen fitted with a range of contemporary wall, base and drawer units with complementary work surfaces. The room includes an integrated oven, hob with extractor fan, and ample space for appliances. To one side, there is room for a family dining table, making it ideal for everyday living and entertaining. French doors open directly out to the rear patio, creating a bright and airy feel while seamlessly connecting the indoor and outdoor spaces.

FIRST FLOOR / LANDING

BEDROOM ONE

Positioned to the front of the property, this generous double bedroom offers an abundance of natural light from two windows. The room provides ample floor space for furnishings and benefits from a neutral décor, making it a versatile and calming retreat.

BEDROOM TWO

Situated to the rear of the property, this well-proportioned bedroom enjoys pleasant views and plenty of natural light through a large window. The room is tastefully presented and offers flexibility to be used as a double bedroom, guest room, or home office.

BEDROOM THREE

Located to the rear of the property, this single bedroom offers flexibility for a variety of uses. It is well-suited as a child's bedroom, study, or hobby room, with a pleasant outlook and neutral décor.

BATHROOM

A modern three-piece bathroom suite comprising a panelled bath with overhead shower and glass screen, a pedestal wash basin, and a low-level WC. The room is finished with part-tiled walls, feature mosaic border detailing, and recessed lighting, creating a clean and contemporary space.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/high-lane-foulridge>

LOCATION

Situated in the picturesque village of Foulridge, the property enjoys a highly convenient setting close to a range of local amenities including shops, cafés, and well-regarded schools. The Leeds and Liverpool Canal runs through the village, offering beautiful walks and cycle routes, while nearby open countryside provides endless opportunities for outdoor pursuits. Excellent transport links are available, with easy access to Colne town centre, the M65 motorway, and rail connections to surrounding towns and cities, making this an ideal location for both families and commuters.

PROEPRTY DETAIL

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

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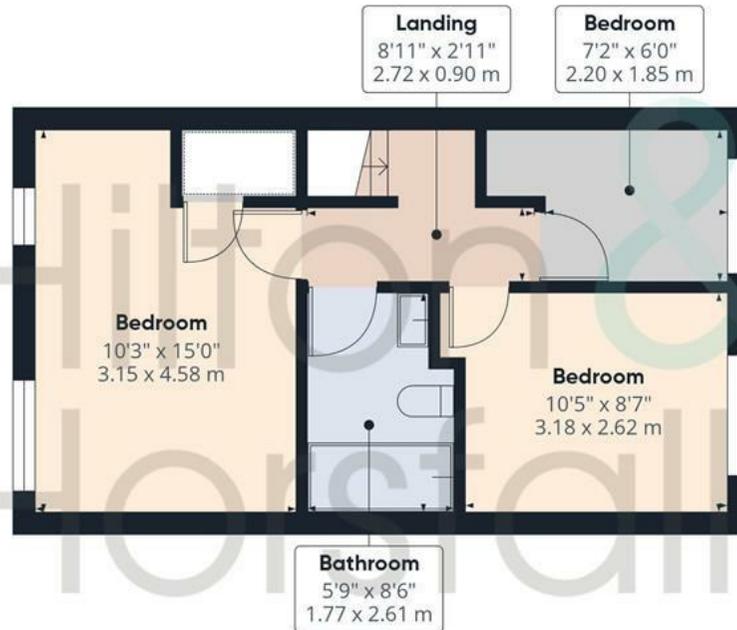
OUTSIDE

To the rear of the property is a low-maintenance, enclosed patio garden providing an ideal space for outdoor seating and entertaining. Beyond this, there is an allocated parking space for one vehicle. The front of the property is set behind a traditional stone wall with a small garden area and pathway leading to the entrance.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

792 ft²

73.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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