



Hilton &
Horsfall

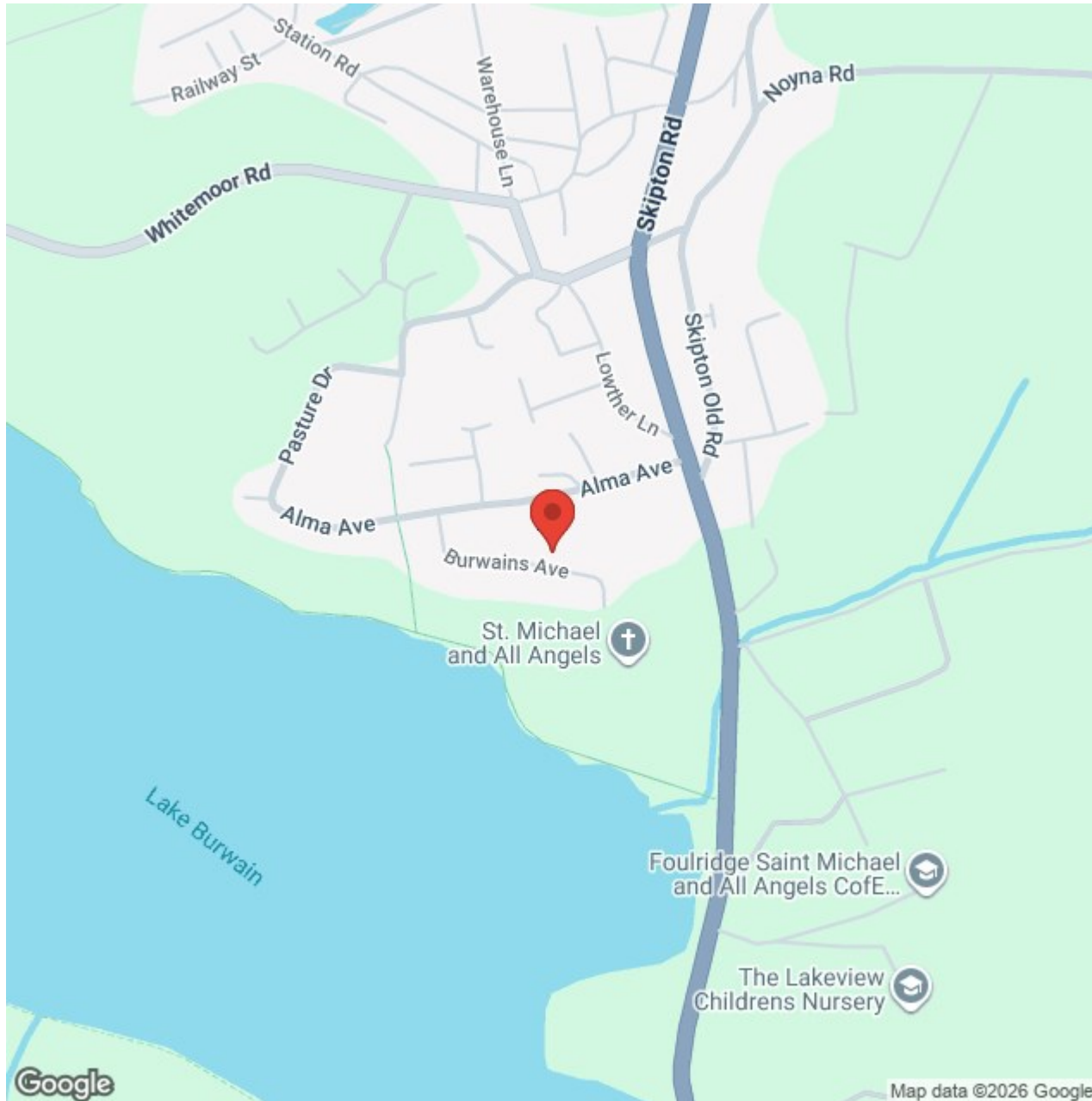
Burwains Avenue, Foulridge, Colne

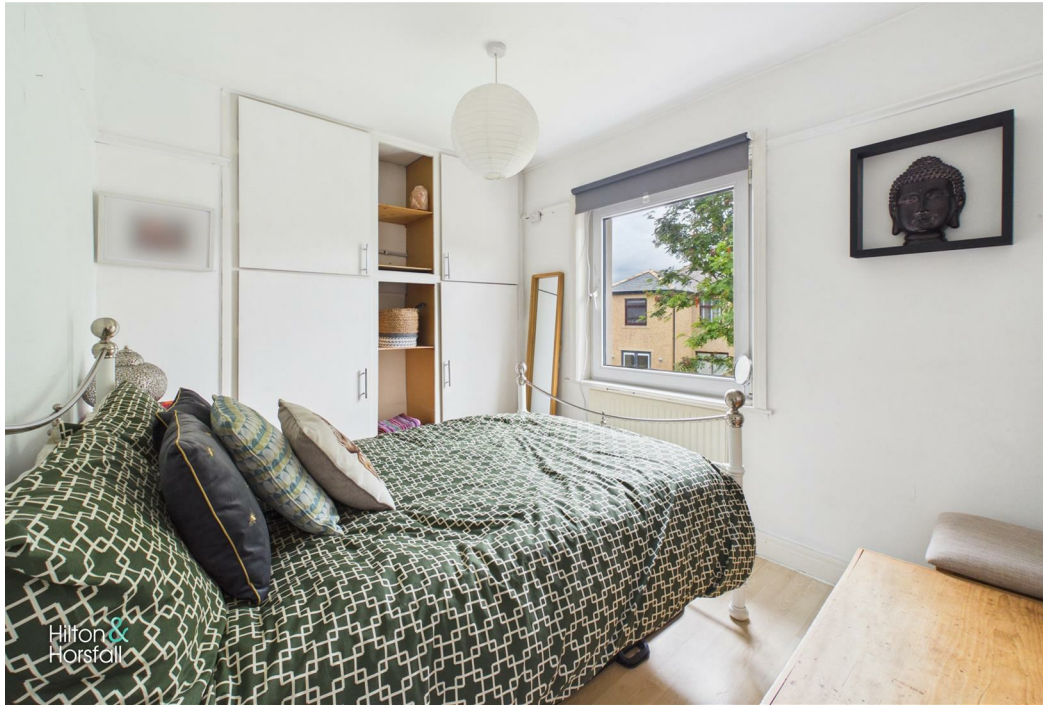
Offers In The Region Of £225,000

- No onward chain
- Semi-detached family home
- Two bedrooms plus useful box room
- Spacious living room with patio doors to the garden
- Attached garage and driveway parking
- Beautifully maintained rear garden with patio and lawn areas

Offered for sale with no onward chain is this well-presented semi-detached dwelling situated within the popular village of Foulridge. Affording many noteworthy features, the property briefly comprises of: an entrance hallway, spacious living room with bay-fronted window, feature stove and patio doors leading out to the rear garden, fitted kitchen and an attached garage. To the first floor are two well-proportioned bedrooms, a useful box room offering versatile accommodation and a three-piece bathroom suite. Externally, there is a block paved driveway to the front providing off-road parking and access to the attached garage. To the rear is a beautifully maintained garden which is a true credit to the current owners, incorporating a flagged patio seating area, lawn, mature trees and established planting, creating a wonderful space for relaxing and entertaining. Conveniently located for local amenities, countryside walks and transport links, an early viewing is highly recommended.







Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

LIVING ROOM 11'5" x 19'1" (3.48m x 5.82m)

A spacious and inviting living room positioned to the front of the property, benefiting from a bay-fronted window which allows for an abundance of natural light. The room offers ample space for both living and dining furniture and features a recessed fireplace housing a contemporary multi-fuel style stove set beneath a timber mantel, creating an attractive focal point. Sliding patio doors to the rear provide direct access out to the garden, making this an excellent space for both relaxing and entertaining.

KITCHEN 6'9" x 12'0" (2.07m x 3.66m)

Fitted with a range of modern wall and base units with contrasting work surfaces, incorporating an inset sink with mixer tap, electric oven, four-ring hob with extractor hood over and space for further appliances. A large rear-facing window overlooks the garden and allows for plenty of natural light, whilst a door provides access into the attached garage. The kitchen offers a practical and functional layout, ideal for everyday family living.

GARAGE 9'9" x 16'11" (2.98m x 5.17m)

A useful attached garage accessed via an up-and-over door to the front and an internal door from the kitchen. Offering

excellent storage space, workshop potential or secure parking, the garage also benefits from power, lighting and a pedestrian door opening onto the rear garden.

FIRST FLOOR / LANDING

BEDROOM ONE 12'7" x 8'6" (3.86m x 2.60m)

A well-proportioned double bedroom positioned to the front of the property, enjoying pleasant elevated views across the surrounding area and countryside beyond through the bay-fronted window. The room offers ample space for bedroom furnishings and benefits from fitted storage, creating a comfortable and relaxing retreat.

BEDROOM TWO 6'7" x 8'4" (2.03m x 2.55m)

A second well-proportioned bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden. The room benefits from built-in storage cupboards and provides ample space for a double bed and additional bedroom furnishings, making it ideal as a guest room, children's bedroom or principal bedroom if preferred.

BOX ROOM 5'8" x 2'11" (1.74m x 0.89m)

A useful additional room positioned to the front of the property, offering flexibility to suit a variety of needs. Ideal for use as a home office, nursery, dressing room or hobby room, the space benefits from a front-facing window enjoying elevated views across the surrounding area and countryside beyond. A valuable addition for those seeking practical extra accommodation.

BATHROOM 6'6" x 5'4" (2.00m x 1.64m)

Fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash basin and low-level WC. The room is fully tiled to the walls and benefits from a frosted window allowing for natural light whilst maintaining privacy. A well-presented and functional bathroom serving both bedrooms.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/burwains-avenue-foulridge>

LOCATION

Situated within the sought-after village of Foulridge, this property enjoys a pleasant residential setting whilst remaining conveniently positioned for access to local amenities, well-regarded schools and transport links. The village offers a range

of everyday facilities, charming countryside walks and access to the Leeds & Liverpool Canal, whilst nearby Colne and Skipton provide a wider selection of shops, restaurants and leisure amenities. An ideal location for those seeking a balance between village living and commuter convenience.

PUBLISHING

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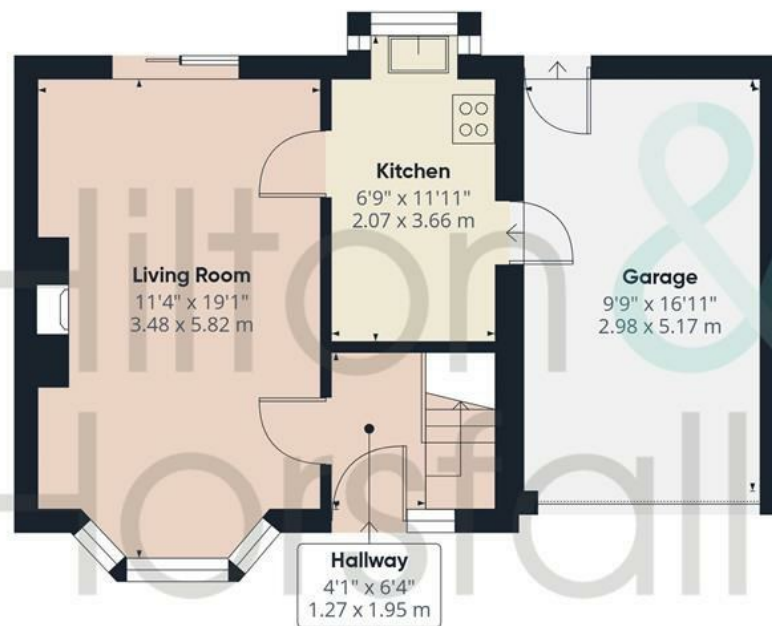


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OUTSIDE

Externally, the property offers a block paved driveway to the front providing off-road parking and access to the attached garage. To the rear is a beautifully maintained garden which is a true credit to the current owners, comprising a flagged patio seating area, raised lawn, mature trees, colourful planted borders and decorative stone features. The garden provides an excellent space for outdoor entertaining, gardening enthusiasts or simply relaxing and enjoying the peaceful surroundings, with a good degree of privacy and plenty of space to enjoy throughout the seasons.

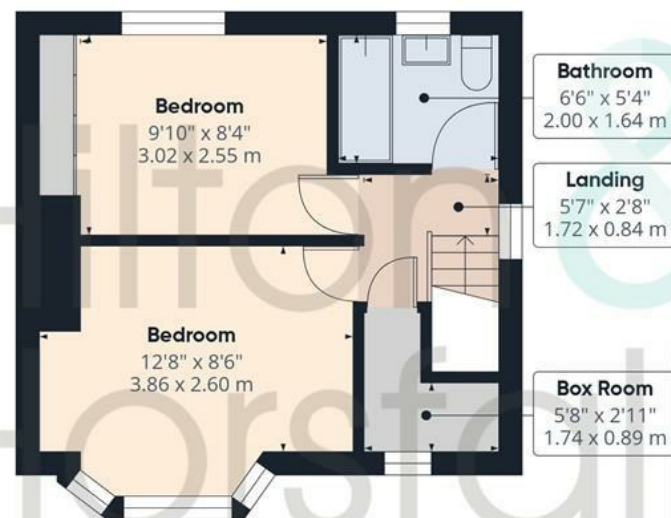


Ground Floor

Approximate total area⁽¹⁾

788 ft²

73.1 m²



Floor 1



(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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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024