



# 10 Carleton Road

Colne

Offers in the Region of: £189,950



**Pendle Hill**  
Properties



10 Carleton Road, Colne  
**£189,950 Offers in the  
Region of**

A three-bedroom semi-detached property close to local amenities and major transport links briefly comprises an open plan lounge, dining room, kitchen, and utility room, conservatory, three bedrooms, shower room, wc, rear garden, and driveway.



## LOUNGE / DINING ROOM

A spacious open plan lounge diner with a double-glazed window overlooking the front of the property briefly comprises wood effect laminate flooring, central gas fireplace, radiators, ceiling light point, ceiling fan, and provides access to the kitchen and conservatory.

## KITCHEN

A fully fitted kitchen with a range of base and wall mounted units with complimentary wooden worktops briefly comprises a four-ring electric hob with overhead extractor, oven, grill, microwave, dishwasher, farmhouse sink with spray mixer tap, tiled splashback, wood effect laminate flooring, ceiling spotlights, double glazed window, and access to the utility room.

## UTILITY ROOM

Boasting a range of base mounted units with complimentary wooden worktops briefly comprises space for a double fridge/freezer, washing machine, and dryer, laminate flooring, ceiling spotlights, and a upvc door to the rear.

## BEDROOM ONE

A spacious double bedroom located on the first floor with a double-glazed window overlooking the front of the property briefly comprises carpeted flooring, integrated wardrobes, radiator, and ceiling spotlights.

## BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the rear briefly comprises carpeted flooring, fitted wardrobes, radiator, and ceiling light point.

## SHOWER ROOM & WC

A modern shower room briefly comprises a walk-in shower cubicle, pedestal sink, tiled flooring, tiled walls, towel warmer, frosted window, and ceiling spotlights.

The low-level wc, is housed in a separate wc room.

## BEDROOM THREE

The third bedroom briefly comprises laminate flooring, radiator, ceiling light point, and a double-glazed window to the rear.

## EXTERNAL

To the rear is a fenced-in garden boasting a large elevated composite decking, Astro lawn, and patio area.

The front of the property boasts a multi-vehicle driveway.

## ADDITIONAL INFORMATION

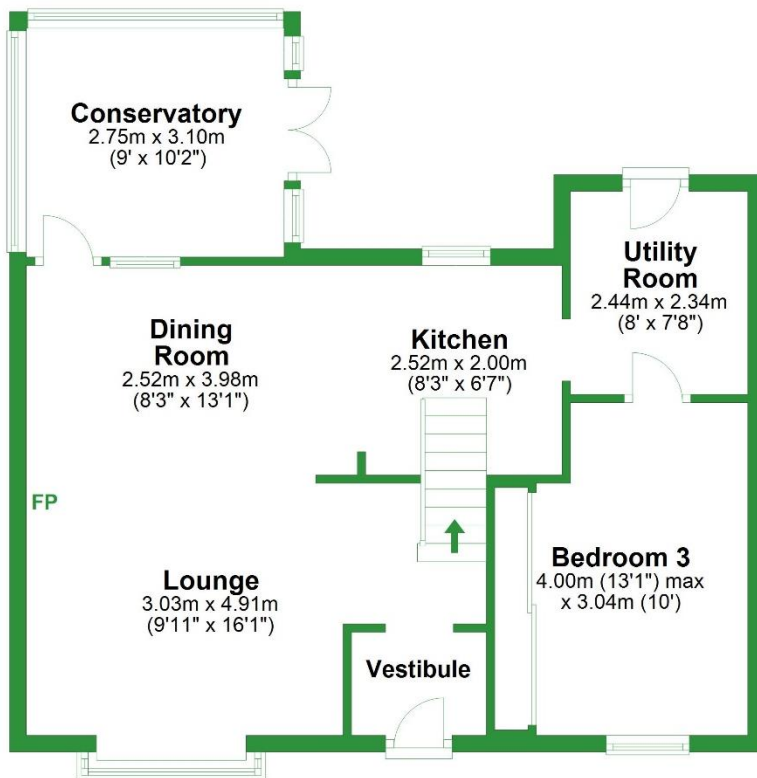
Tenure = Leasehold

Council Tax Band = B



## Ground Floor

Approx. 56.3 sq. metres (605.5 sq. feet)



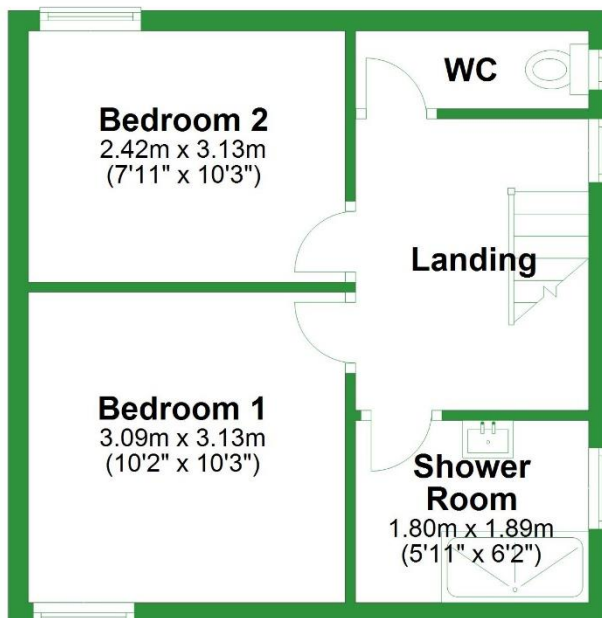
Total area: approx. 87.6 sq. metres (942.7 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.



## First Floor

Approx. 31.3 sq. metres (337.2 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Pendle Hill  
Properties**

154 Whalley Road Read Burnley Lancashire BB12 7PN

t 01282 772048 e info@pendlehillproperties.co.uk

w pendlehillproperties.co.uk



@PendleHillProps



Find us on Facebook



**rightmove**