



A modern three storey townhouse situated in the highly sought after Alkincoats district of Colne. The property occupies a convenient position being within comfortable walking distance of Alkincoats Park and recreational facilities and excellent access to the M65 motorway which links into the national motorway network and a short drive from the village of Barrowford. The accommodation comprises on the ground floor an entrance hallway, modern dining kitchen to the rear accessing the courtyard garden, integral garage and two piece cloakroom. On the first floor is a well proportioned L-shaped lounge with Juliet balcony and third bedroom situated to the front. On the second floor is a second bedroom with walk in wardrobe and the master bedroom boasting a three piece en-suite shower room. Additionally there is a family bathroom housing a three piece suite. The property benefits from UPVC double glazing and gas fired central heating and externally to the front is a private block paved drive.

Price £164,950



A modern style 3 bedroom three storey townhouse in a popular location, ideal for growing families.

EPC Rating: C Council Tax Band: B

LOCATION

The property is best approached by proceeding away from our Colne office down Albert Road and on approaching The Crown Public House bear right into Queen Street. Proceed straight through the traffic lights into Barrowford Road and take your second left hand turning into Alkincoats Road where the stylish townhouses are on the right hand side. The subject property can be easily identified by our For Sale board.

DESCRIPTION

Located in the established and sought after Alkincoats district of Colne this modern three storey townhouse occupies a pleasant cobbled street position and would be an excellent purchase for growing families.

The accommodation is arranged over three floors and briefly comprises on the ground floor an entrance hallway with two piece cloakroom, under stairs storage and access to the integral single

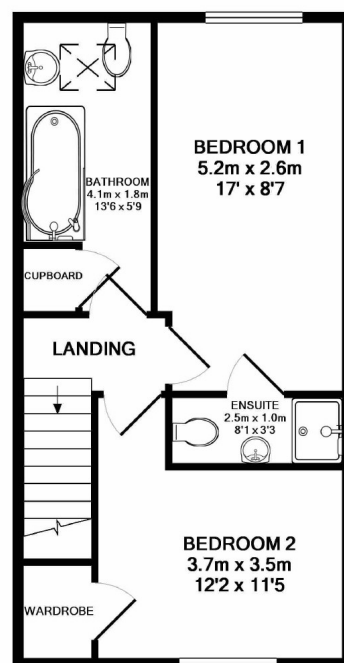
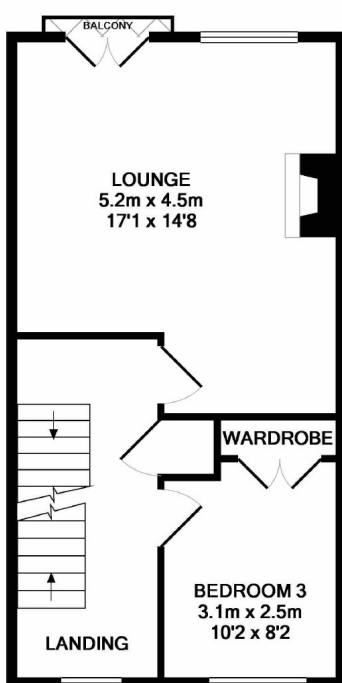
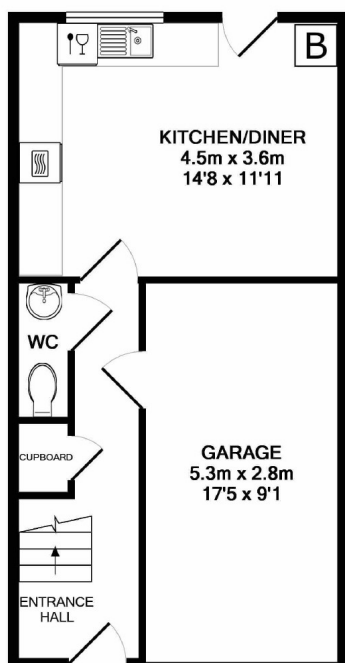
garage. To the rear is a fully fitted modern dining kitchen housing an excellent range of matching wall and base units with complementary work surfaces and splashbacks, integrated oven and hob with extractor hood over, stainless steel sink unit, wall mounted gas fired combination boiler and UPVC double glazed door leading to the rear garden.

To the first floor is a landing, well proportioned L-shaped lounge with Juliet balcony located at the rear and at the front is a third bedroom with built in storage cupboard.

To the second floor is a second bedroom with built in storage cupboard and the master double bedroom with three piece en-suite shower room. There is a modern three piece house bathroom comprising bath with mixer shower over, wc and wash basin.

Externally to the front is a block paved driveway providing off road parking and leading to integral garage with up and over door, power and lighting. To the rear is a private enclosed courtyard garden.

The property benefits from light oak double glazing and gas fired central heating and internal viewing is recommended.



TOTAL APPROX. FLOOR AREA 121.9 SQ.M. (1312 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019



Barrowford - 01282 615900 Barnoldswick - 01282 863536 Burnley - 01282 415111 Colne - 01282 868686 Nelson - 01282 616314

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.

www.petty.co.uk

