

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Red Lane, Colne, BB8 7JR

Offers Over £400,000

AN OUTSTANDING SEMI DETACHED FAMILY HOME

Nestled in the serene countryside on the outskirts of Colne, this exquisite semi-detached family home on Red Lane offers a perfect blend of modern luxury and traditional charm. Set on an impressive plot, the property boasts stunning views of the surrounding countryside and a tranquil lake, making it an idyllic retreat for families seeking both space and beauty.

The home has been meticulously presented and maintained to the highest standard, featuring an impressive kitchen extension that showcases deluxe fittings and a contemporary design. With three spacious double bedrooms, the property is adorned with neutral decorations that enhance its original features, creating a warm and inviting atmosphere throughout.

The outdoor space is equally remarkable, with beautifully landscaped gardens that include well-kept lawns, elegant paving, mature shrubs, and charming pond areas. For those who enjoy gardening or DIY projects, the property also includes a detached garage, a fully equipped workshop, and two additional storage sheds, providing ample space for all your needs. Furthermore, there is generous off-road parking available, ensuring convenience for both residents and guests.

This remarkable property is ready for you to move straight into, offering an abundance of indoor and outdoor space, character, and charm. With no chain delay, this home is a rare find and presents an exceptional opportunity for families looking to embrace a lifestyle surrounded by nature while still being close to the amenities of Colne. Don't miss the chance to make this stunning house your forever home.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Red Lane, Colne, BB8 7JR

Offers Over £400,000



- Semi Detached Property
- Four Piece Bathroom
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Outbuildings Including Garage & Workshop
- Leasehold
- Contemporary Open Plan Dining Kitchen
- Tiered Landscaped Gardens To The Rear
- Council Tax Band E

Ground Floor

Entrance Porch

6'1 x 3'1 (1.85m x 0.94m)

UPVC double glazed window, tiled flooring and single glazed door to the hallway.

Hallway

6'6 x 6'1 (1.98m x 1.85m)

UPVC double glazed leaded window, central heating radiator, dado rail, cornice coving, stairs to the first floor and doors to reception room and dining kitchen.

Reception Room

16'4 x 13'9 (4.98m x 4.19m)

UPVC double glazed bay window, UPVC double glazed leaded window, central heating radiator, gas fire with marble surround, fitted television cabinet with television point, dado rail, coving and ceiling rose.

Dining Kitchen

30'7 x 18'7 (9.32m x 5.66m)

Two UPVC double glazed windows, two Velux windows, range of oak panelled wall and base units with granite surfaces, inset ceramic double sink with mixer tap and boiling water tap, Miele high rise oven, steam oven, microwave, warming drawer and coffee machine, integrated dishwasher and full length fridge freezer, four ring induction hob, extractor hood, centre island with breakfast bar and pull out power sockets, integrated washing machine and airing cupboard with electric heater, understairs storage housing the boiler, spotlights, smoke alarm, tiled flooring, single glazed door to the further hall and UPVC double glazed sliding door to the rear.

Further Hall

6'2 x 4'2 (1.88m x 1.27m)

UPVC double glazed window, spotlights, tiled flooring with underfloor heating, door to the WC and composite double glazed door to the rear.

WC

6'2 x 3'7 (1.88m x 1.09m)

UPVC double glazed frosted window, low basin WC, pedestal wash basin, tiled elevations, understairs storage, spotlights, extractor fan and tiled flooring with underfloor heating.

First Floor

Landing

14'1 x 8' (4.29m x 2.44m)

Two UPVC double glazed leaded windows, central heating radiator, dado rail, loft access, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

12'4 x 11'9 (3.76m x 3.58m)

UPVC double glazed window, central heating radiator, storage cupboard and ceiling rose.

Bedroom Two

11'10 x 8'2 (3.61m x 2.49m)

UPVC double glazed window, central heating radiator, electric heated towel rail, enclosed water tank and spotlights.

Bedroom Three

10'5 x 8'5 (3.18m x 2.57m)

UPVC double glazed leaded window, UPVC double glazed window and central heating radiator.

Bathroom

8'9 x 7'11 (2.67m x 2.41m)

UPVC double glazed window, central heating radiator, dual flush WC, corner panelled bath, pedestal wash basin, direct feed double shower enclosure, tiled elevations, spotlights and extractor fan.

External

Front

Laid to lawn garden with mature shrubs, bedding, off road parking

Rear

Enclosed tiered garden with laid to lawn, paving, bedding, mature shrubs, rockery, gated off road parking, access on to a detached garage, workshop and two storage sheds.

Garage

21'6 x 10'10 (6.55m x 3.30m)

UPVC double glazed window, power, light, loft storage, door to the rear and electric garage door.

Workshop

19'9 x 9'5 (6.02m x 2.87m)

Three hardwood single glazed windows, power and light.

WC

6' x 2'11 (1.83m x 0.89m)

Dual flush WC and wall mounted wash basin.

