



## White Grove, Colne, BB8 9SG

### £170,000

A FANTASTIC THREE BEDROOM QUASI SEMI DETACHED PROPERTY WITH POTENTIAL TO EXTEND AT THE FRONT, SIDE AND REAR OF THE PROPERTY

Presenting White Grove, Colne, this delightful three-bedroom quasi semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Upon entering, you are welcomed into a generous lounge that offers ample space for relaxation and entertaining. The modern kitchen is well-equipped, making it a joy to prepare meals and gather with loved ones.

The property boasts three generously sized bedrooms, providing plenty of room for family members or guests. The family bathroom, conveniently located on the first floor, is designed for both functionality and comfort.

Outside, the lovely rear garden offers a tranquil space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the driveway accommodates multiple cars, ensuring off-road parking is never a concern.

This home is not only practical but also perfectly suited for family living, making it a wonderful choice for those looking to settle in a friendly community. With its combination of space, modern amenities, and a beautiful garden, this property is truly a great family home.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Tenure Freehold

EPC Rating C

Ideal Family Home

Viewing Highly Recommended

Modern Kitchen With Sleek Design

Off Road Parking With Driveway For Multiple Vehicles

Enviably Garden Space

Council Tax Band A

Three Generously Sized Bedrooms

Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC frosted door to entrance hall.

Entrance Hall

4'1 x 3'1 (1.24m x 0.94m)

Tile effect flooring, stairs to first floor and door to reception room.

Reception Room

13'7 x 12'10 (4.14m x 3.91m)

UPVC double glazed window, central heating radiator, smoke alarm, decorative fire place and door to kitchen.

Kitchen

17'3 x 8'4 (5.26m x 2.54m)

Two UPVC double glazed windows, central heating radiator, matte wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, space for fridge freezer and oven, extractor fan, plumbed for washing machine, under stairs storage and door to rear porch.

Rear Porch

3'4 x 2'9 (1.02m x 0.84m)

UPVC double glazed door to rear.

First Floor

Landing

7'11 x 6' (2.41m x 1.83m)

UPVC double glazed window, central heating radiator, loft hatch, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

12'3 x 11'3 (3.73m x 3.43m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'10 x 9' (3.30m x 2.74m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'4 x 7'11 (2.54m x 2.41m)

UPVC double glazed window and central heating radiator.

Bathroom

6'1 x 5'11 (1.85m x 1.80m)

UPVC frosted window, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, pedestal wash basin, dual flush WC, part tiled elevation, extractor fan and wall mounted heater, storage.

External

Rear

Enclosed laid to lawn garden, paving and steps.

Front

Paving and gravel drive.

