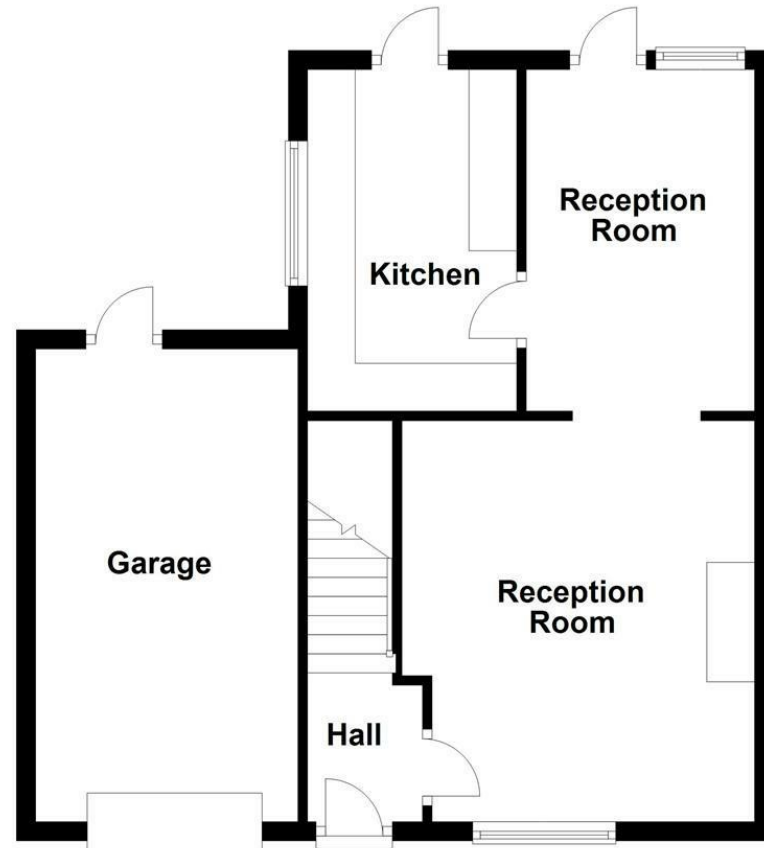
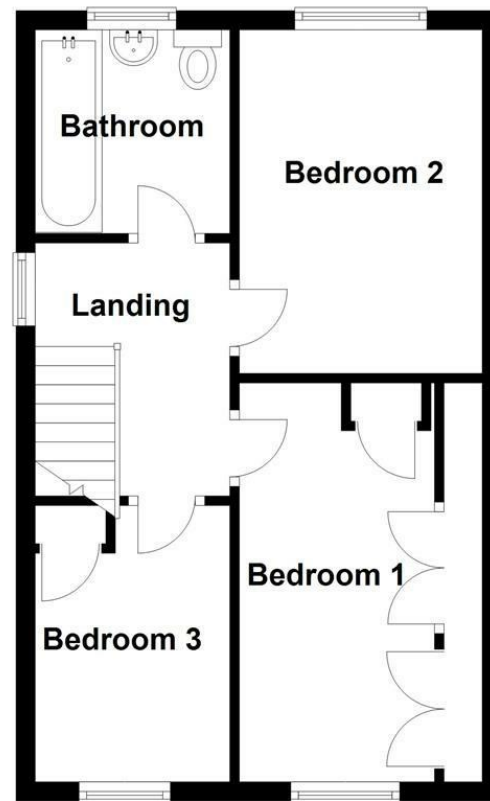


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.



Rydal Place, Colne, BB8 7DA

£250,000

FANASTIC MODERN PROPERTY ON A PRIVATE CORNER PLOT

Welcome to Rydal Place, Colne - a charming house that could be your next dream home! This property boasts modern decor and appliances throughout, offering a stylish and comfortable living space. The spacious and bright rooms are perfect for relaxing or entertaining guests.

Situated on a large private corner plot with possibility to extend, this house provides a sense of exclusivity and tranquillity. The fantastic garden spaces both at the front and back and side of the property are ideal for enjoying the outdoors, whether it's a morning coffee or a summer barbecue with family and friends.

Conveniently located just a stone's throw away from local amenities, you'll have everything you need right at your fingertips. Don't miss out on the opportunity to make this wonderful house your own and enjoy the best of what Colne has to offer.

If you would like any further information or have any questions at all please feel free to contact our Burnley branch at your convenience.

Rydal Place, Colne, BB8 7DA

£250,000

 3  1  2  D

- Semi Detached Property
- Fitting Kitchen With Integrated Appliances
- Off Road Parking And Garage
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Hall

5'10 x 4'1 (1.78m x 1.24m)
Hardwood entrance door, central heating radiator, coving, ceiling rose, stairs to first floor and door to reception room.

Reception Room One

13'9 x 12'8 (4.19m x 3.86m)
UPVC double glazed window, central heating radiator, coving, gas fire with stone surround and mantle and open to reception room two.

Reception Room Two

11'9 x 7'10 (3.58m x 2.39m)
UPVC double glazed window, central heating radiator, coving, door to kitchen and UPVC double glazed patio doors to rear.

Kitchen

10'5 x 7'2 (3.18m x 2.18m)
UPVC double glazed window, hardwood wall and base units with laminate worktops, Neff fan assisted self clean oven, four ring Neff induction hob, one and half bowl composite sink with draining board and mixer tap, tiled splash back, extractor hood, integrated fridge freezer, integrated dishwasher, plumbed for washing machine, spotlights, tiled effect floor and UPVC door to rear.

First Floor

Landing

8'2 x 6'1 (2.49m x 1.85m)
UPVC double glazed window, smoke alarm, loft access, coving and doors to three bedrooms and bathroom.

Bedroom One

12'11 x 8'4 (3.94m x 2.54m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

11'6 x 9' (3.51m x 2.74m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'6 x 6'8 (2.90m x 2.03m)
UPVC double glazed window, central heating radiator and storage.

Bathroom

6' x 5'11 (1.83m x 1.80m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with rinse head, direct feed shower over, spotlights and tiled flooring.

Loft

15'6 x 12'6 (4.72m x 3.81m)
Electricity and boarded.

External

Front

Block paved driveway to garage, laid to lawn and bedding areas.

Rear

Enclosed laid to lawn, patio, mature hedges and bedding areas.

Garage

16'3 x 9 (4.95m x 2.74m)



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