



## Rowling Hollins, Colne, BB8 8FH

### £160,000

#### AN ENVIABLE FAMILY HOME

Nestled in the charming area of Colne, this delightful end terrace townhouse presents an exceptional opportunity for those seeking a modern family home. With three well-proportioned bedrooms and a stylish bathroom, this property has been meticulously maintained and boasts immaculate presentation throughout.

As you step inside, you will be greeted by a bright and airy open plan kitchen and living space, designed to cater to both relaxation and entertaining. The neutral décor enhances the sense of space and light, making it easy for you to add your personal touch. The enviable main bedroom offers a peaceful retreat, perfect for unwinding after a long day.

This home is ideally situated on a quiet road within one of the most sought-after estates in the area, providing a serene environment while still being conveniently close to local amenities. The property also features a double driveway, ensuring ample parking for you and your guests. The fantastic garden space to the rear is perfect for outdoor activities, gardening, or simply enjoying the stunning countryside views that surround the property.

Whether you are a couple looking to settle down or a growing family in search of a welcoming space to call home, this property is ready for you to move straight into, with no chain delay. Don't miss the chance to make this beautiful house your own.

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

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 96        |
| (81-91) B                                   | 83      |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (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.

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**3**

**1**

**1**

**B**

- Immaculate Townhouse Property
  - Spread Across Three Floors
  - Off Road Parking
  - EPC Rating B
- Three Bedrooms
  - Move-in Ready
  - Tenure Freehold
- Two Bathrooms
  - Garden to Rear
  - Council Tax Band B

### Ground Floor

#### Entrance Hall

5'1 x 4'4 (1.55m x 1.32m )  
Composite double glazed frosted front door, central heating radiator, smoke detector, door to open plan kitchen/living area and stairs to first floor.

#### Open Plan Kitchen/Living Area

22'1 x 12'2 (6.73m x 3.71m)  
UPVC double glazed window, central heating radiator, smoke detector, range of panelled wall and base units with wood effect work surfaces, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, breakfast bar, television point, wood effect tiled flooring, door to WC and UPVC double glazed French doors to rear.

#### WC

4'11 x 2'9 (1.50m x 0.84m)  
Central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, extractor fan and wood effect tiled flooring.

### First Floor

#### Landing

10'9 x 6'3 (3.28m x 1.91m)  
Smoke detector, doors leading to bedroom two, bedroom three, bathroom and stairs to second floor.

#### Bedroom Two

12'2 x 7'9 (3.71m x 2.36m)  
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Bedroom Three

12'2 x 7'9 (3.71m x 2.36m)  
Two UPVC double glazed windows and central heating radiator.

#### Bathroom

5'11 x 5'6 (1.80m x 1.68m )  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, tiled elevations, extractor fan and tiled flooring.

### Second Floor

#### Landing

8'3 x 2'10 (2.51m x 0.86m)  
Smoke detector, storage cupboard and door to bedroom one.

#### Bedroom One

19'3 x 12'2 (5.87m x 3.71m)  
Two Velux windows, central heating radiator, loft access, over stairs shelving and wood effect laminate flooring.

### External

### Rear

Laid to lawn garden, paving and stone chippings.

### Front

Paving and double driveway.



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