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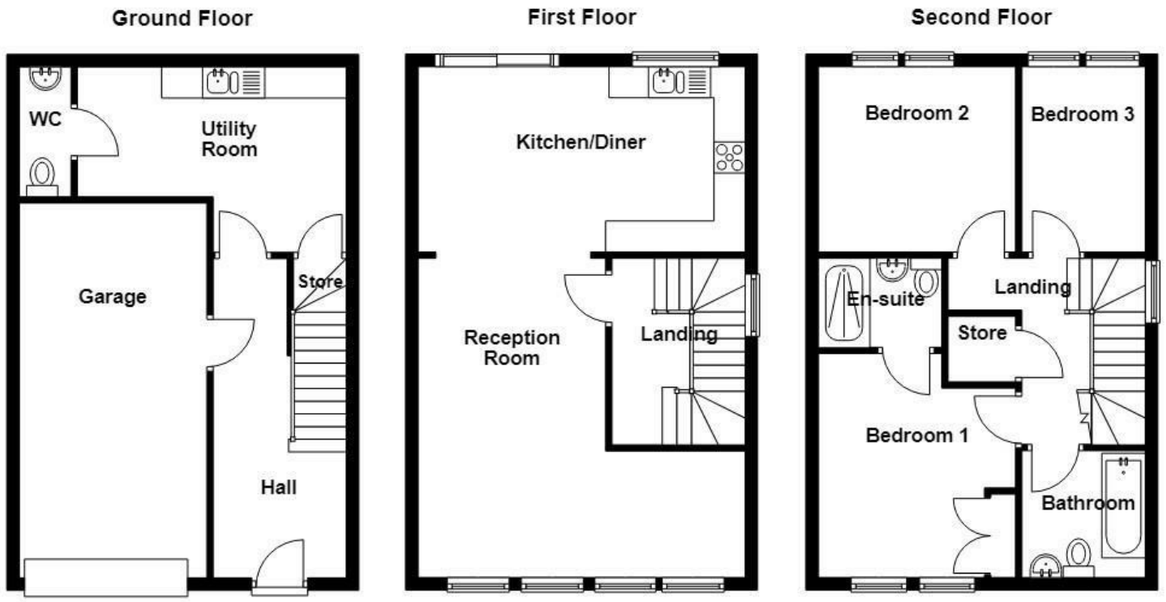

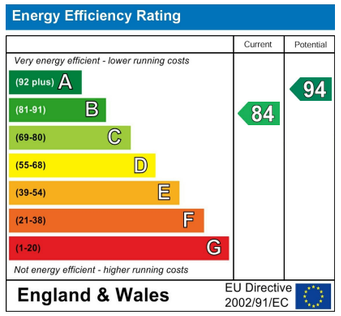

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21 Manchester Road, BB11 1HG
Tel: 01282469023 | Email: burnley@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Carry Field, Colne, BB8 0AR

Offers Over £325,000

AN OUTSTANDING SEMI DETACHED TOWNHOUSE PROPERTY

Nestled on the charming Carry Field within Colne, this delightful house presents an exceptional opportunity for families seeking a modern and spacious semi-detached townhouse property. As you step inside, you are greeted by a bright and inviting hallway that sets the tone for the rest of the property. The ground floor is thoughtfully designed, featuring a practical utility room equipped with plumbing for a washing machine, a sink/drainer, and a convenient downstairs WC. Additionally, access to the integral garage adds to the practicality of this home.

Ascending to the first floor, you will discover an open-plan, U-shaped living space that is both stylish and functional. The contemporary kitchen, located at the rear, boasts sleek gloss white wall and base units, complemented by integrated appliances including an oven, hob, and dishwasher. This space is perfect for entertaining, with ample room for dining and patio doors that lead out to the beautifully tiered garden. The living area at the front of the house offers lovely views of the surrounding hills, creating a serene atmosphere.

The top floor is home to three well-proportioned bedrooms, comprising two doubles and a generous single. The main bedroom features a modern en-suite shower room, providing a private retreat. The family bathroom is elegantly finished, complete with a bath and overhead shower, WC, and basin.

With stylish interiors, modern fixtures, and versatile living spaces, this property is ideal for family life. The double driveway and integral garage enhance convenience, while the stunning garden offers a perfect outdoor escape. Located in a semi-rural area, this home is just a stone's throw away from the vibrant town of Colne, making it a truly desirable location. This property is not to be missed.

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

Carry Field, Colne, BB8 0AR

Offers Over £325,000

3 2 2 B

- Semi Detached Townhouse
- Two Bathrooms And Downstairs WC For Convenience
- Enclosed Low Maintenance Rear Garden
- EPC Rating B
- Off Road Parking With Access To Garage
- Open Plan Living/Dining/Kitchen Area
- Tenure Freehold
- Three Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential Freehold
- Council Tax Band D

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

16'10 x 7 (5.13m x 2.13m)

Central heating radiator, smoke alarm, tiled flooring, doors to the utility room and garage, staircase with an oak balustrade to the first floor.

Garage

19'9 x 9'11 (6.02m x 3.02m)

Power, lighting, electric up and over garage door.

Utility Room

14'2 x 9'9 (4.32m x 2.97m)

Central heating radiator, a range of cream high glossed base units, wood effect surface, stainless steel one and a half sink and drainer with mixer tap, plumbing for a washing machine and dryer, space for a fridge freezer and wine cooler, smoke alarm, extractor fan, under staircase storage cupboard, tiled flooring, door to the WC.

WC

6'4 x 3'1 (1.93m x 0.94m)

Central heating radiator, a two piece suite comprising of a pedestal wash basin with mixer tap, dual flush WC, extractor fan, tiled flooring.

First Floor

Landing

9'9 x 7'3 (2.74m'2.74m x 2.13m'0.91m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, door to the reception room, staircase with oak balustrade to the second floor.

Reception Room

17'9 x 17 (5.18m'2.74m x 5.18m)

Four UPVC double glazed windows, central heating radiator, smoke alarm, television point, open to the kitchen diner.

Kitchen Diner

17'9 x 9'7 (5.41m x 2.92m)

UPVC double glazed window, central heating radiator, a range of cream high glossed wall and base units, wood effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric high rise oven with a five ring gas hob and extractor hood, integrated fridge freezer and dishwasher, under unit lighting, spotlights, partially tiled flooring, UPVC double glazed French doors to the rear.

Second Floor

Landing

10'11 x 9'10 (3.33m x 3.00m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, loft access, storage cupboard, doors to three bedrooms and bathroom.

Bedroom One

11'10 x 10'5 (3.61m x 3.18m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes, door to the en suite.

En Suite

6'6 x 4'9 (1.98m x 1.45m)

Chrome heated towel rail, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, double direct feed over head rainfall shower enclosure with rinse head, tiled elevations, extractor fan, spotlights, tiled flooring.

Bedroom Two

10 x 9'8 (3.05m x 2.95m)

Two UPVC double glazed windows, central heating radiator.

Bedroom Three

9'9 x 7'4 (2.97m x 2.24m)

Two UPVC double glazed windows, central heating radiator.

Bathroom

7 x 6'8 (2.13m x 2.03m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a pedestal wash basin with mixer tap, dual flush WC, panelled bath with mixer tap and rinse head, tiled elevations, spotlights, extractor fan, tiled flooring.

External

Front

Double driveway with access to the garage.

Rear

Enclosed tiered garden with paving, bedding, laid to lawn and stone chipped areas.

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