



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) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## 37 Belmont Terrace, Colne, BB8 7PF

### £125,000

**\*A STYLISH TWO BEDROOM TERRACED PROPERTY\***

This beautifully presented, modern throughout two bedroom terraced property is being proudly welcomed to the market in a highly desired area of Pendle. Foulridge is a lovely area and is nestled in between many interesting small towns. This lovely home is immaculate throughout, full of charm and has many modern fixtures and quality fittings and is elegantly finished. This property is the perfect home for a small family unit or couple wanting a guest room. The property is situated conveniently close to bus routes, regarded schools, local amenities, with swift network links to Skipton, Colne and Barnoldswick. The property has been presented to the highest standard and perfect home to move straight into! The property comprises briefly; on entrance to the property you are welcomed to a spacious reception room. The reception room then leads through to a modern kitchen-diner which provides access through to a utility room and staircase to the first floor. The first floor comprises of doors to both generous size bedrooms and a contemporary three piece bathroom. Externally there is an easily maintainable yard to the rear. For further information or to arrange a viewing please contact our Barnoldswick office at your earliest convenience.



37 Belmont Terrace, Colne, BB8 7PF

£125,000

 2  1  1  D

- Mid Terraced House
  - Elegant Decoration
  - Pretty Surrounding Towns
- Two Generous Bedrooms
  - Immaculate Throughout
  - Close To Motorway Links
- Stylish Fitted Kitchen-Diner
  - Separate Utility Room
  - Viewing Essential

Ground Floor

Entrance

Composite double glazed door to the reception room.

Reception Room One

15'4 x 13'2 (4.67m x 4.01m)

Composite double glazed sash window, central heating radiator, television point, feature wall light, integrated storage, shelving and solid oak door to the kitchen-diner.

Kitchen-Diner

15'8 x 10'11 (4.78m x 3.33m)

UPVC double glazed window, central heating radiator, range of grey wall and base units, solid wood surfaces, ceramic Belfast sink and high spot mixer tap, integrated electric oven and four ring induction hob and extractor hood, space for fridge freezer, spotlights, integrated storage, wood effect flooring and door to the utility room.

Utility Room

9'9 x 6'9 (2.97m x 2.06m)

Composite double glazed window, plumbing for washing machine, spotlights, tiled flooring and UPVC double glazed frosted door to the rear.

First Floor

Landing

7'2 x 4'4 (2.18m x 1.32m)

Loft access, smoke alarm and solid oak doors to two bedrooms and the bathroom and over stairs storage.

Bedroom One

15'11 x 12'4 (4.85m x 3.76m)

Composite double glazed sash window and central heating radiator.

Bedroom Two

11'4 x 8'5 (3.45m x 2.57m)

Composite double glazed window and central heating radiator.

Bathroom

7' x 6'10 (2.13m x 2.08m)

Composite double glazed frosted window, upright central heating radiator, three piece suite comprising of panel bath with direct feed rainfall shower, pedestal wash basin with mixer tap, twin flush WC, part tiled elevations, integrated shelving and wood effect flooring.

External

Rear

Enclosed yard to the rear.

Front

Elevated street front.

