



25 Station Road

Foulridge, Colne | BB8 7LB

£120,000

This garden fronted terraced property is situated in the much sought after village of Foulridge close to open countryside, the village green and Leeds and Liverpool canal. This lovely spacious home provides good sized living accommodation with two good sized reception rooms, one having a feature stone fireplace with cast iron wood burning stove, fitted kitchen, two bedrooms and a shower room. The property benefits from gas central heating and uPVC double glazing. An enclosed rear yard with an outside electrical socket. Colne is within a short distance drive with many main supermarkets, local town centre amenities, transport links, train station and access onto the M65 motorway network for commuting distance to Manchester and surrounding areas.



Accommodation

Ground Floor

Entrance to the property via a uPVC partially glazed external door.

Lounge 13'9" max x 12'2" (4.19m max x 3.71m)

Spacious living room featuring a cast iron wood burning stove set on a feature stone fireplace, cupboards to one chimney breast alcove. uPVC double glazed window, radiator, television point, fitted carpet and access to the dining room.

Living/Dining room 14'9" x 10'9" max (4.5m x 3.30m max)

A second large reception room with a fitted carpet, radiator, uPVC double glazed window, cupboards to one chimney breast alcove, tiled hearth with wood surround (no fire for decoration only), an internal door leads down to a useful half cellar. Access to the kitchen and staircase leads to the first floor.

Kitchen 9'4" x 5'10" (2.85m x 1.80m)

Fitted with a range of beech effect base and wall units incorporating drawers, grey work surfaces with complementary tiled splash-backs, Stainless steel electric oven and gas hob with extractor above. A stainless steel sink with mixer tap, plumbing for an automatic washing machine and space for a fridge freezer, two uPVC double glazed windows and a uPVC double glazed external door, leading to the rear enclosed yard.

First Floor

Staircase from the Living/Dining room leads to the first floor.

Bedroom One 13'9" x 12'4" (4.20m x 3.76m)

A large double bedroom situated at the front of the property with fitted carpet, feature cast iron fireplace (for decoration only), picture rail, radiator, telephone point and uPVC double glazed window.

Bedroom Two 9'4" x 9'11" (2.85m x 3.04m)

A second double bedroom at the rear of the property with uPVC double glazed window, fitted carpet, useful storage cupboard housing the gas central heating boiler, built in wardrobes and cupboards, picture rail and radiator.

Shower room 7'9" x 4'5" (2.38m x 1.36m)

Fitted with a double walk in shower cubicle, white pedestal wash hand basin and low level w.c. Halogen down-lights recessed into the ceiling, radiator and vinyl flooring.

Externally

Low maintenance garden area to the front of the property and an enclosed rear yard with a fitted external electrical socket, the yard can also be used for off street parking if required.

Council Tax

Band A.

Viewing

By appointment through our office.

Agents Note

Whilst Pad-4-Sale have viewed and walked the boundaries, we have not carried out a detailed measurement survey of the land and therefore any necessary checks should be carried out by the purchasers professional advisers prior to exchange of contracts.

Fixtures and Fittings

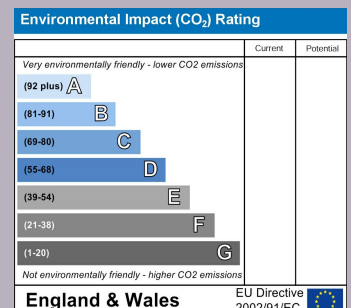
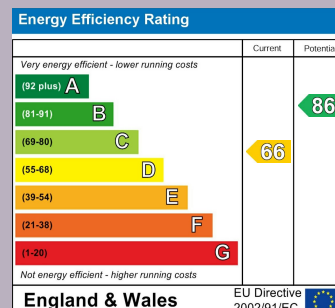
All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures fittings and services and so cannot verify that they are in working order or fit for their purpose.

Brochure and Photographs

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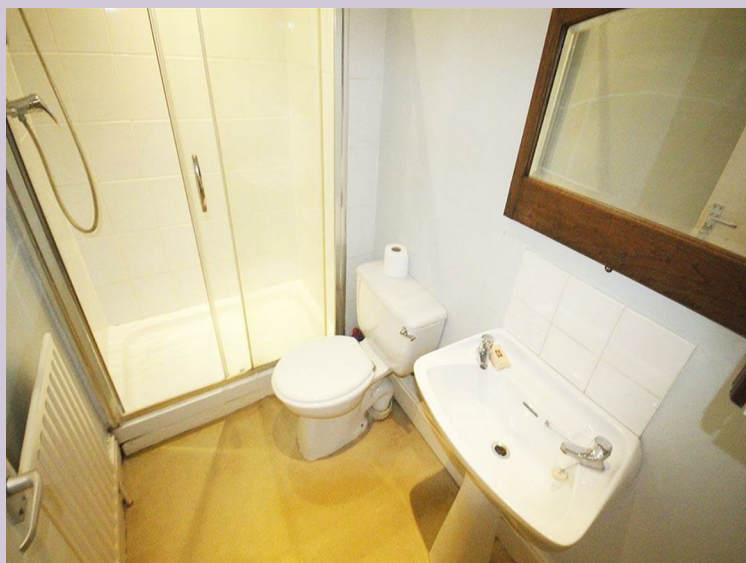
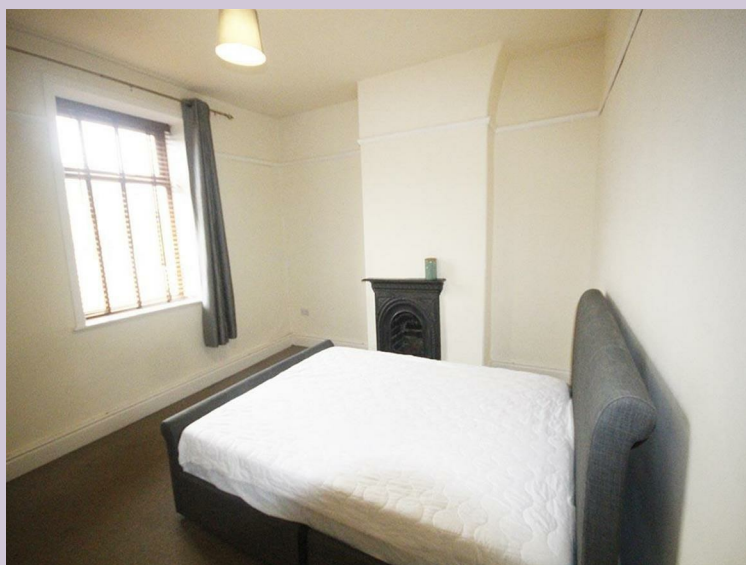
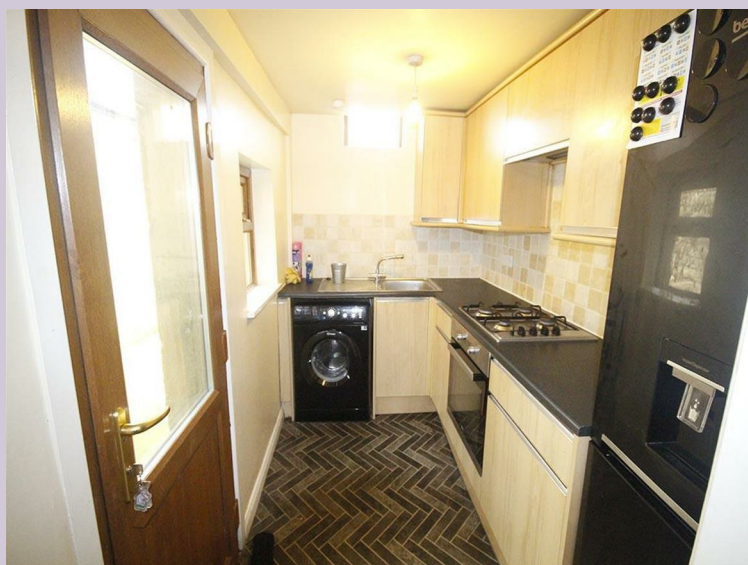
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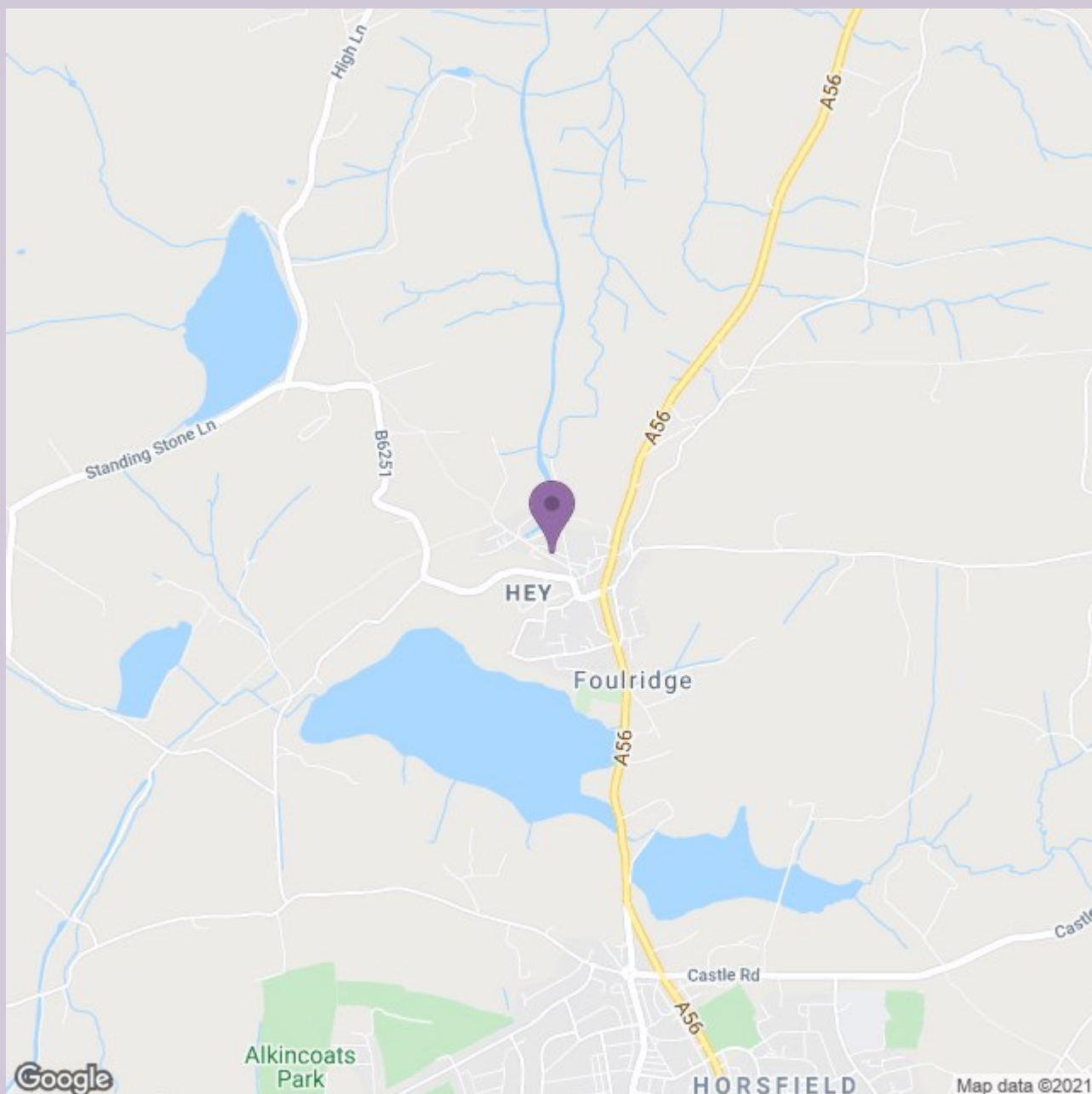


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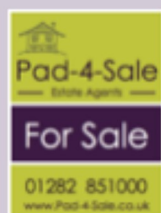








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