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Towler Drive, Colne

£257,500

• Three bedroom semi-detached home • Popular modern development • Stylish dining kitchen • Ground floor WC • Parking for two cars • Landscaped rear garden

A beautifully presented three bedroom semi-detached home located on a popular modern development in Colne. The property offers stylish, well-planned accommodation throughout, with a welcoming living room to the front, a superb dining kitchen to the rear, ground floor WC, useful storage cupboard, three first floor bedrooms and a modern family bathroom. Finished to a high standard, the home combines contemporary fittings with a warm and practical layout, making it ideal for first time buyers, young families or anyone looking for a ready-to-move-into home. Externally, the property benefits from off-road parking for two cars to the front, while the rear garden is a real standout feature, having been thoughtfully landscaped to create a private, low-maintenance outdoor space. With split-level patio areas, raised seating terraces, glass balustrade, planted borders and useful storage, it provides an excellent setting for relaxing, entertaining and outdoor dining. A superb home in a convenient and well-regarded location, close to local amenities, transport links and surrounding countryside.

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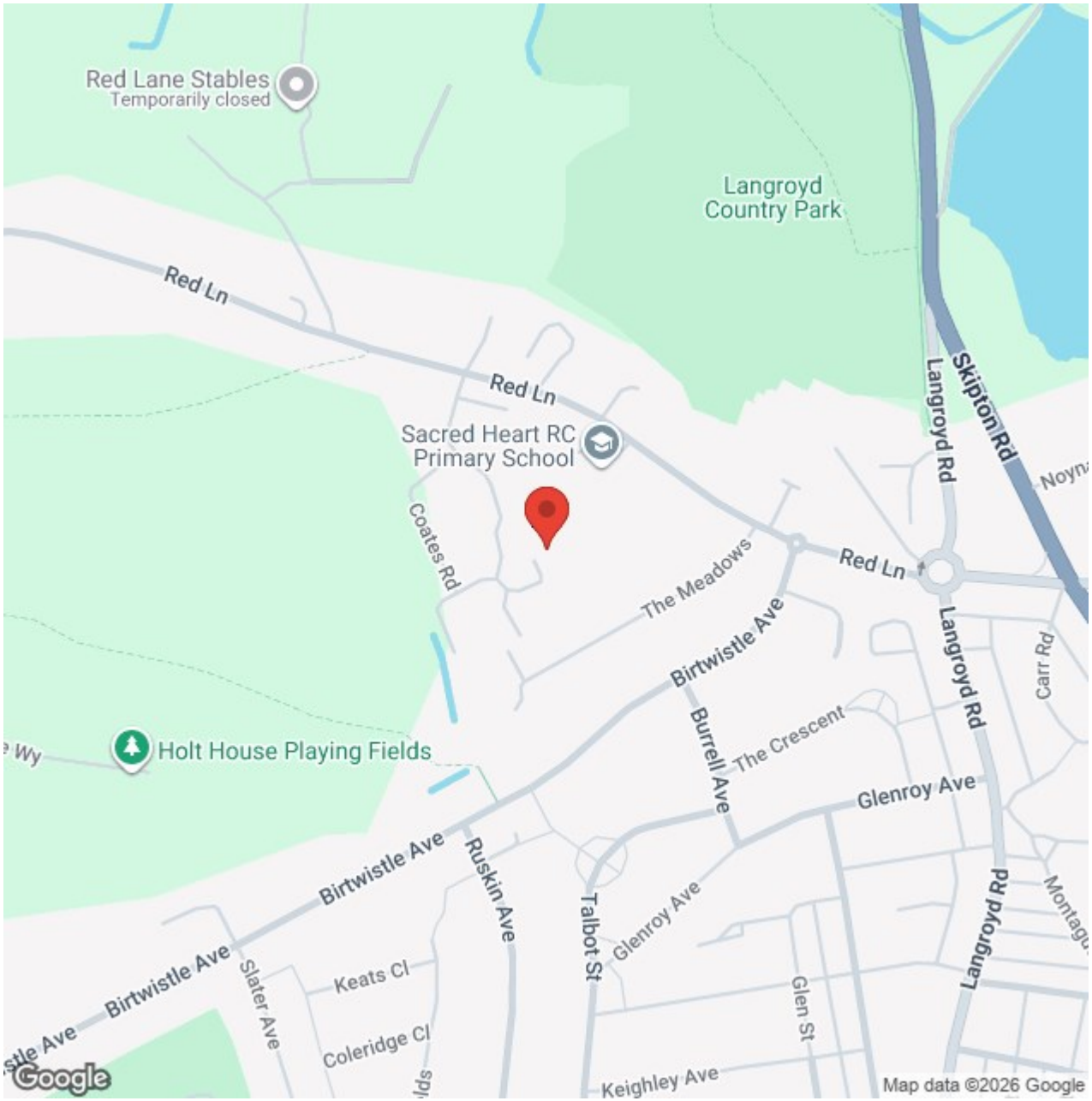
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Lancashire

A beautifully presented three bedroom semi-detached home located on a popular modern development in Colne. The property offers stylish, well-planned accommodation throughout, with a welcoming living room to the front, a superb dining kitchen to the rear, ground floor WC, useful storage cupboard, three first floor bedrooms and a modern family bathroom. Finished to a high standard, the home combines contemporary fittings with a warm and practical layout, making it ideal for first time buyers, young families or anyone looking for a ready-to-move-into home. Externally, the property benefits from off-road parking for two cars to the front, while the rear garden is a real standout feature, having been thoughtfully landscaped to create a private, low-maintenance outdoor space. With split-level patio areas, raised seating terraces, glass balustrade, planted borders and useful storage, it provides an excellent setting for relaxing, entertaining and outdoor dining. A superb home in a convenient and well-regarded location, close to local amenities, transport links and surrounding countryside.

GROUND FLOOR

LIVING ROOM 14'2" x 14'8" (4.32m x 4.48m)
A beautifully presented living room positioned to the front of the property, enjoying a pleasant outlook through the front window and offering a bright, welcoming first impression. The room is tastefully finished with neutral décor, a stylish feature wall, light wood-effect flooring, radiator, ceiling light point and ample space for comfortable seating, with the staircase rising to the first floor and the front entrance door opening directly into this inviting reception space.

DINING KITCHEN 13'1" x 11'1" (4.00m x 3.39m)
A superb dining kitchen positioned to the rear of the property, fitted with a stylish range of modern dark grey units, contrasting work surfaces, inset sink, integrated washer/dryer, integrated cooking appliances including oven, microwave and hob, under-unit lighting and recessed ceiling spotlights. There is excellent space for a dining table, light wood-effect flooring, radiator, access to the ground floor WC/storage areas and large glazed doors leading directly out to the rear garden, creating a bright and sociable everyday living space.

GROUND FLOOR WC 5'4" x 3'0" (1.65m x 0.92m)
A neatly presented ground floor WC fitted with a modern two-piece suite comprising low level WC and wash hand basin with vanity storage beneath. The room is finished with attractive part tiled walls, light wood-effect flooring, recessed ceiling spotlight, chrome heated towel rail and a frosted window, making it a practical and stylish addition to the ground floor accommodation.

STORAGE CUPBOARD 2'3" x 3'1" (0.71m x 0.95m)
A useful ground floor storage cupboard positioned off the dining kitchen, ideal for household essentials, coats, cleaning items or general storage, helping to keep the main living areas neat and uncluttered.

FIRST FLOOR / LANDING
The first floor landing provides access to the three bedrooms and family bathroom, with a fitted carpet, recessed ceiling spotlight, attractive balustrade with timber handrail and a clean neutral finish, creating a bright and well-kept transition space between the first floor rooms.

BEDROOM ONE 14'11" x 8'5" (4.56m x 2.58m)
A spacious double bedroom positioned to the rear of the property, enjoying a pleasant outlook and offering ample room for a double bed and freestanding furniture. The room is well presented with neutral décor, a soft feature wall, fitted carpet, radiator, ceiling light point and a bright window allowing plenty of natural light into the space.

BEDROOM TWO 12'5" x 8'5" (3.80m x 2.57m)
A well-proportioned double bedroom positioned to the front of the property, enjoying a pleasant outlook over the development and offering space for a bed and freestanding furniture. The room is neatly presented with neutral décor, fitted carpet, radiator, ceiling light point and a front-facing window providing good natural light.

BEDROOM THREE 11'3" x 5'10" (3.44m x 1.80m)
A good-sized third bedroom positioned to the rear of the property, ideal as a single bedroom, nursery, dressing room or home office. The room is neatly finished with neutral décor, light wood-effect flooring, radiator, ceiling light point and a rear-facing window providing natural light and a pleasant outlook.

BATHROOM 6'8" x 5'10" (2.05m x 1.79m)
A modern bathroom positioned to the front of the property, fitted with a three-piece suite comprising panelled bath with tiled surround, low level WC and wash hand basin with vanity storage beneath. The room is finished with stylish tiled walls and flooring, a chrome heated towel rail, recessed ceiling spotlights, mirrored cabinet and a frosted front-facing window.

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LOCATION
Towler Drive is positioned within a popular modern residential development in Colne, well placed for access to local amenities, schools, shops and everyday conveniences, while also being within easy reach of Colne town centre. The property is conveniently located for transport links through to Nelson, Barrowford, Burnley and beyond, with lovely surrounding countryside and open walks also nearby, making it an ideal setting for first time buyers, young families or anyone looking for a well-presented home in a pleasant and accessible location.

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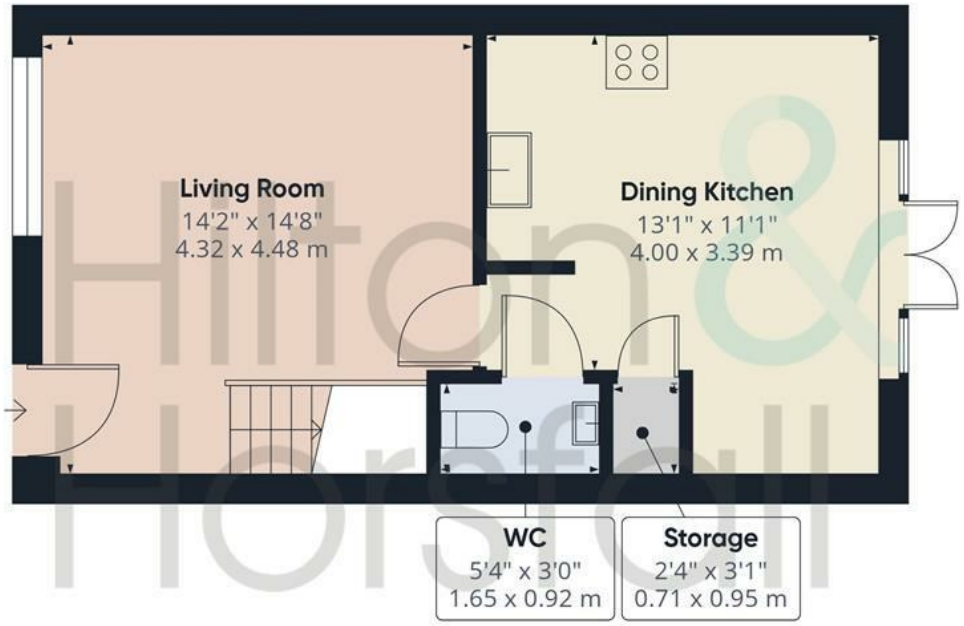

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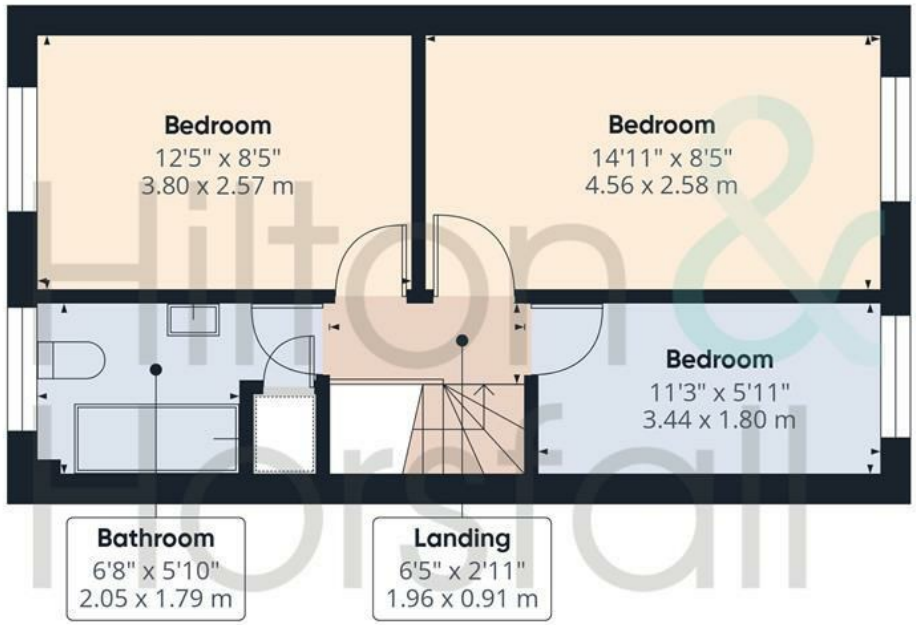
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OUTSIDE

Externally, the property has a smart modern frontage with attractive stone elevations and off-road parking for two cars to the front. To the rear is a beautifully landscaped, low-maintenance garden, thoughtfully arranged over split levels with Indian stone style paved patio areas, raised seating terraces, glass balustrade, timber fencing, planted borders and useful outdoor storage, creating an excellent private space for relaxing, entertaining and outdoor dining.



Ground Floor



Floor 1



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Approximate total area(1)

764 ft²

71 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


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