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271
275
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BB18 6SY

Colne Road, Sough, Barnoldswick
Offers In The Region Of £214,950

• Beautifully renovated three bedroom mid-terrace home • Available with no onward chain • Spacious bay-fronted living room with feature fireplace • Large open-plan dining kitchen with French doors to the rear garden • Modern shower room and fitted wardrobes to two bedrooms • Generous enclosed rear garden with patio and useful storage shed

Situated in the popular village of Sough and offered to the market with no onward chain, this beautifully presented and renovated three-bedroom mid-terrace home offers spacious accommodation finished to an excellent standard throughout. The property briefly comprises a welcoming entrance hallway, a bay-fronted living room with feature fireplace and a superb open-plan dining kitchen fitted with shaker-style units and ample space for both everyday family living and entertaining. To the first floor are three well-proportioned bedrooms, two benefiting from fitted wardrobes, together with a modern shower room. Externally the property enjoys an enclosed rear garden with paved seating area and useful outbuilding/store. Conveniently positioned for nearby amenities, transport links and surrounding countryside walks, this is an ideal opportunity for first-time buyers, young families or those looking to simply move straight in.

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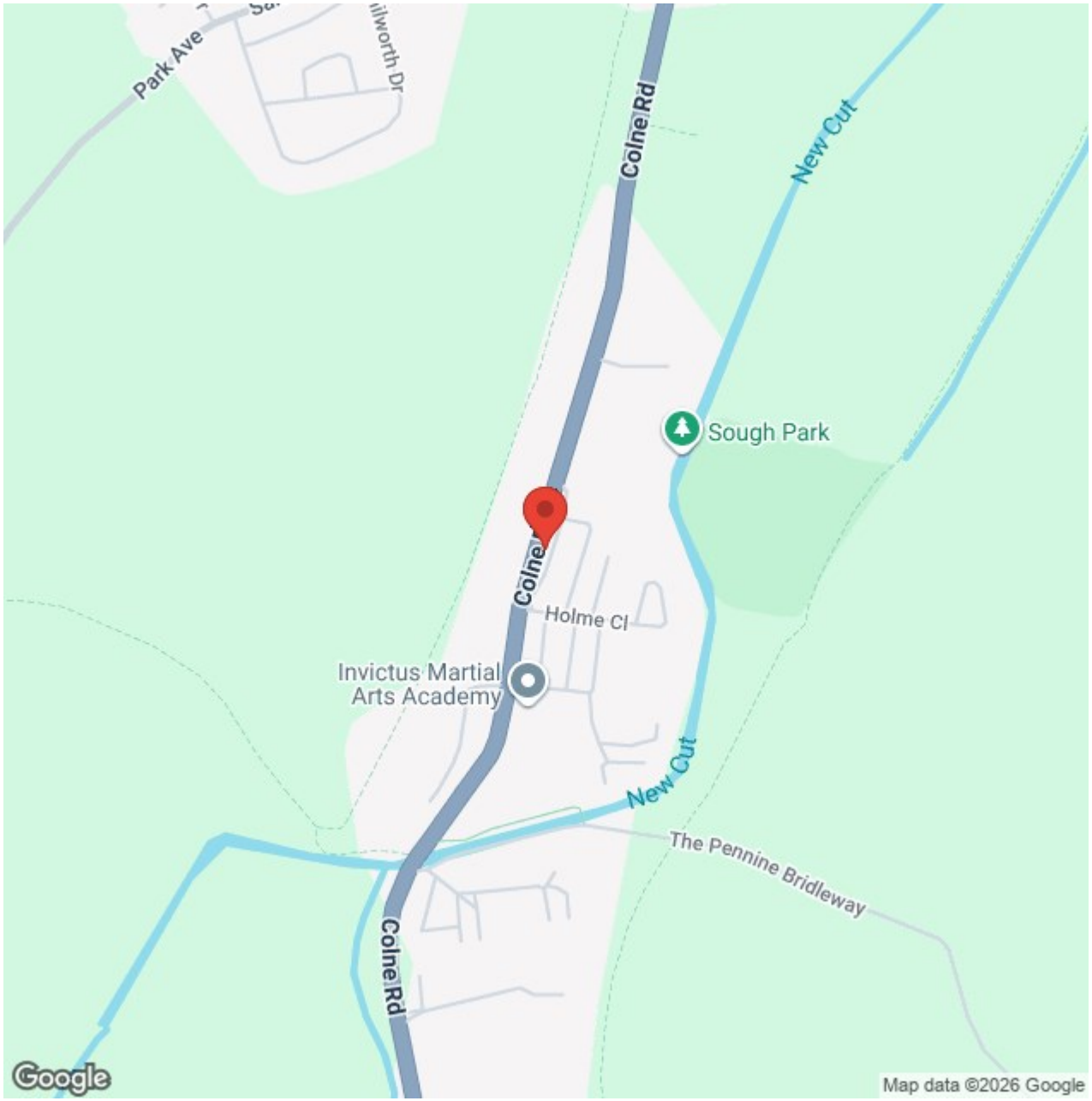
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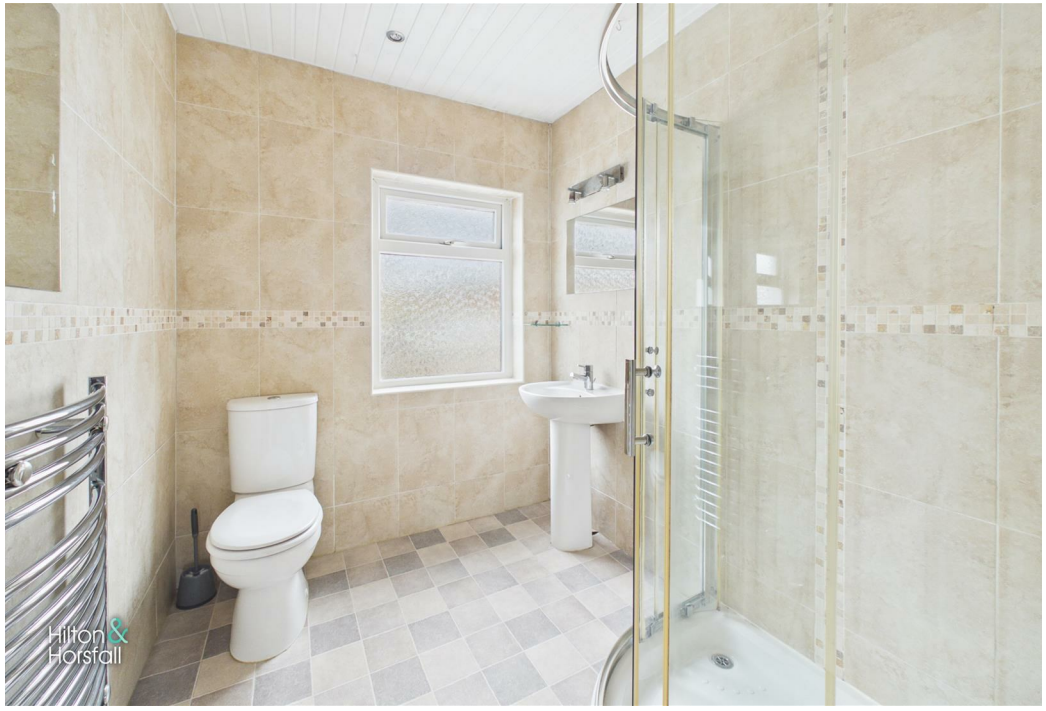

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Lancashire

Situated in the popular village of Sough and offered to the market with no onward chain, this beautifully presented and renovated three-bedroom mid-terrace home offers spacious accommodation finished to an excellent standard throughout. The property briefly comprises a welcoming entrance hallway, a bay-fronted living room with feature fireplace and a superb open-plan dining kitchen fitted with shaker-style units and ample space for both everyday family living and entertaining. To the first floor are three well-proportioned bedrooms, two benefiting from fitted wardrobes, together with a modern shower room. Externally the property enjoys an enclosed rear garden with paved seating area and useful outbuilding/store. Conveniently positioned for nearby amenities, transport links and surrounding countryside walks, this is an ideal opportunity for first-time buyers, young families or those looking to simply move straight in.

GROUND FLOOR

ENTRANCE PORCH

HALLWAY 1'9" x 6'4" (0.55m x 1.95m)
An inviting entrance hallway creating an excellent first impression, finished in neutral tones with attractive wood-effect flooring and a carpeted staircase leading to the first floor. Characterful glazed internal doors and decorative stained-glass detailing allow natural light to flow through the space, whilst useful under-stair storage provides practical everyday functionality. Access is provided to the living room, dining kitchen and first floor accommodation.

LIVING ROOM 10'11" x 12'4" (3.35m x 3.77m)
A spacious bay-fronted living room presented in neutral tones with attractive wood-effect flooring, creating a warm and welcoming reception space. The room benefits from a large walk-in bay window allowing an abundance of natural light, whilst a feature fireplace with timber surround provides an attractive focal point. An ideal space for relaxing and entertaining.

DINING KITCHEN 12'7" x 18'11" (3.85m x 5.77m)
A superb open-plan dining kitchen forming the heart of the home, offering an excellent amount of space for both cooking and entertaining. The kitchen is fitted with a range of shaker-style wall and base units complemented by contrasting work surfaces, tiled splashbacks and a range-style cooker with extractor over. There is ample space for a family dining table, attractive wood-effect flooring and French doors opening onto the rear garden, allowing plenty of natural light and creating an ideal indoor-outdoor flow.

FIRST FLOOR / LANDING

BEDROOM ONE 12'9" x 12'3" (3.90m x 3.75m)
A generous double bedroom positioned to the rear elevation, beautifully presented and offering a calm and relaxing atmosphere. This spacious room benefits from a full wall of fitted wardrobes incorporating hanging space, drawers and overhead storage, together with fitted carpeting, recessed spotlighting and ample room for additional bedroom furnishings. A superb principal bedroom with excellent built-in storage.

BEDROOM TWO 11'0" x 10'1" (3.36m x 3.08m)
A spacious double bedroom positioned to the front elevation, tastefully presented and benefiting from fitted carpeting and recessed spotlighting. The room enjoys an attractive outlook and is enhanced by a range of fitted wardrobes providing excellent hanging and storage space, together with a useful recessed area ideal for a dressing table, desk or additional storage. A comfortable and versatile double bedroom.

BEDROOM THREE 6'11" x 7'2" (2.12m x 2.19m)
A well-proportioned third bedroom positioned to the front elevation, offering a versatile space to suit a variety of needs including a child's bedroom, nursery, dressing room or home office. Finished in neutral tones with fitted carpeting and enjoying pleasant natural light through the front-facing window.

SHOWER ROOM 7'10" x 6'3" (2.39m x 1.93m)
A modern three-piece shower room fitted with a walk-in shower enclosure, pedestal wash basin and low-level WC. Finished with attractive tiled elevations and complementary flooring, the room also benefits from a heated chrome towel radiator, recessed spotlighting and a frosted window allowing natural light whilst maintaining privacy.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/colne-rd-sough

LOCATION
Situated in the desirable village of Sough, this property enjoys a semi-rural setting whilst remaining conveniently positioned for everyday amenities. The neighbouring villages and towns of Earby, Barnoldswick and Colne offer a selection of shops, cafés, supermarkets and leisure facilities, together with excellent road links providing access towards Skipton, Pendle and surrounding business centres. The area is well regarded for nearby countryside walks and open scenery, creating an excellent balance between village living and convenience. Families will also appreciate access to well-regarded local schooling including Kelbrook Primary School, together with further primary and secondary options available nearby.

PUBLISHING
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OUTSIDE

Externally to the front the property enjoys an enclosed forecourt garden with mature hedging providing an excellent degree of privacy and enhancing the attractive kerb appeal of this bay-fronted home. To the rear is a generous enclosed garden incorporating a paved seating area together with an area of artificial lawn, creating an ideal space for outdoor dining, entertaining and enjoying the warmer months. The rear also benefits from a useful storage shed and gated access.



Ground Floor



Floor 1



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Approximate total area(1)

882 ft²

81.8 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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