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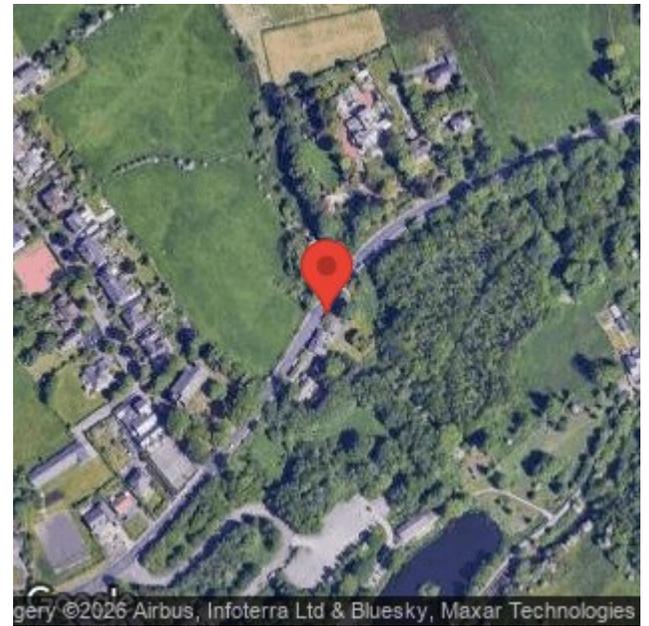
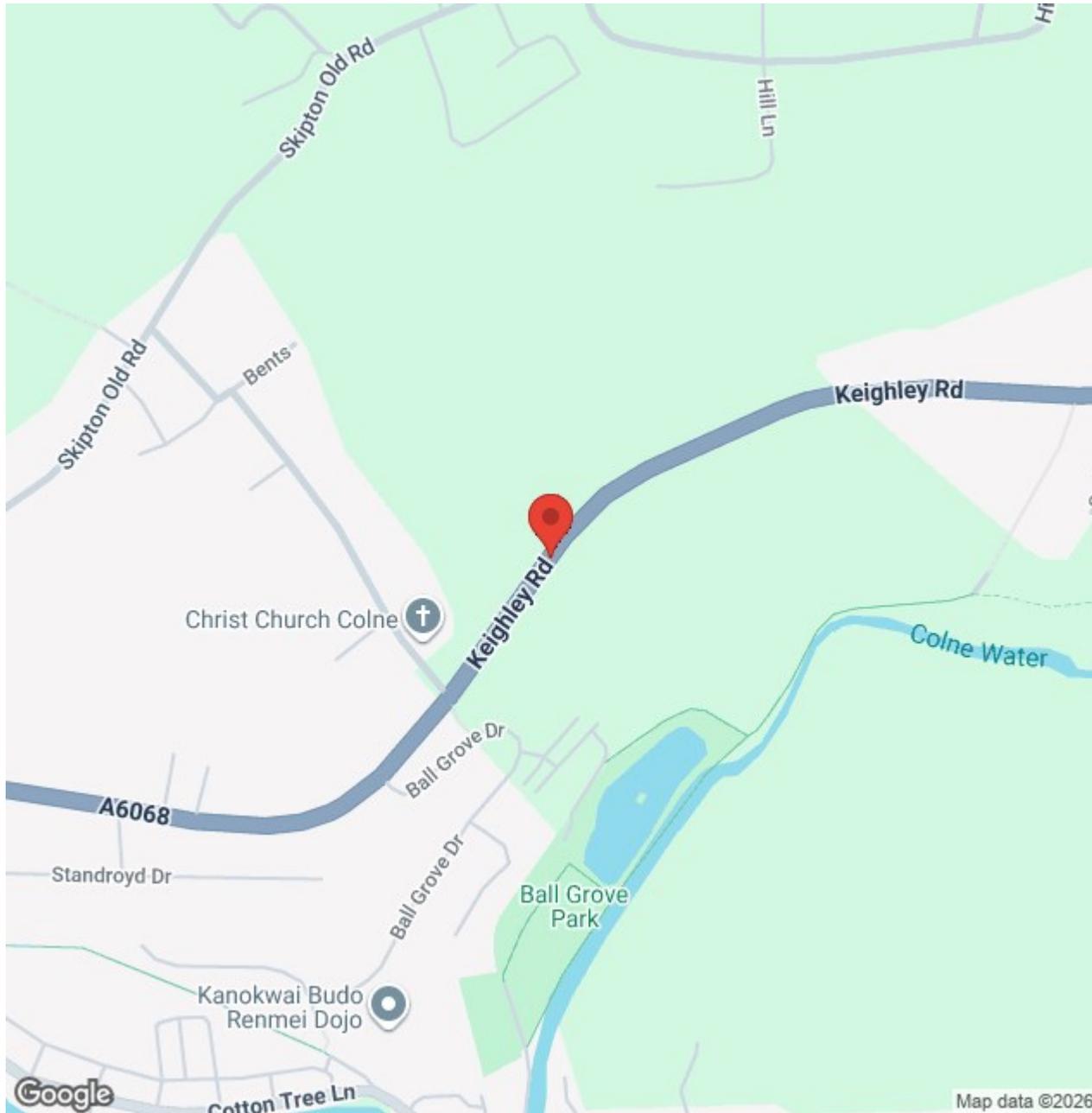
BB8 7HF

## Bent Clough Farm, Keighley Road, Colne Offers In The Region Of £365,000

- Large garden • Four bedrooms • Garage • Off road parking • Two reception rooms • Sough after area • Countryside views • Two bathrooms • Requires Refurbishment Works

With views out to Winewall and Boulsworth hill, this FOUR bed roomed semi detached dwelling enjoys interesting & versatile accommodation in a highly sought after area of Colne. Within easy walking distance of Ball Grove Park, local amenities and award winning schools. Having many noteworthy features this property briefly comprises over three storeys: On the ground floor you will find a large lounge, three piece bathroom suite and a large kitchen. To the first floor you will find a welcoming entrance hallway, family sized living room, fitted kitchen and utility room. Accessed from the living room is the second floor which accommodates four well proportioned bedrooms, separate w.c and bathroom. Externally to the rear is a good sized attached single garage, large tarmac driveway offering off road parking for several cars, a beautiful garden mainly laid with lawn, patio seating area and pond. Perfect for entertaining guests in the summer months.







## Lancashire

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### ENTRANCE

With a solid hard wood door leading to:

### HALLWAY

A welcoming entrance hallway with 1x radiator and a uPVC double glazed window to the front elevation.

### LIVING ROOM 14'6" x 15'0" (4.42 x 4.58)

A family sized living room with a gas fire set within a stone fire place, television point, 1x radiator and a uPVC double glazed window to the rear elevation.

### DINING KITCHEN 14'5" x 12'9" (4.41 x 3.90)

A fully fitted kitchen with a range of wall and base units with space for a large dining table, stainless steel sink with chrome hot and cold tap, partially tiled walls, 1x radiator and a uPVC double glazed window to the rear elevation.

### LAUNDRY ROOM 4'5" x 4'10" (1.36 x 1.48)

A useful utility room with plumbing for a washing machine and dryer and a uPVC double glazed window to the front elevation.

### GROUND FLOOR

### LOUNGE 13'10" x 17'6" (4.24 x 5.34)

A large lounge with an electric fire set within a stone fire place, tiled flooring, 1x radiator, spotlights, built in storage, 2x uPVC double glazed windows to the rear elevation and a uPVC double glazed door leading to the rear garden.

### DINING KITCHEN 9'8" x 16'1" (2.95 x 4.91)

With plumbing for a dishwasher, washing machine and dryer, sink with brushed gold hot and cold tap, spotlights, tiled flooring, space for a dining table and a uPVC double glazed door leading to the garden.

### SHOWER ROOM 10'1" x 4'4" (3.09 x 1.33)

A three piece suite with a shower cubical, push button w.c, pedestal sink with chrome hot and cold tap, 1x radiator, tiled flooring and fully tiled walls,

### SECOND FLOOR / LANDING

### BEDROOM ONE 14'7" x 9'9" (4.45 x 2.99)

A good sized double bedroom with with 2x radiators, fitted storage and 2x uPVC double glazed windows to the front elevation.

### BEDROOM TWO 12'0" x 9'2" (3.66 x 2.81)

A bedroom of double proportion with 1x radiator and a uPVC double glazed window to the front elevation.

### BEDROOM THREE 8'5" x 8'6" (2.57 x 2.60)

Another bedroom of double proportion with 1x radiator and a uPVC double glazed window to the front elevation.

### BEDROOM FOUR / OFFICE 8'11" x 7'7" (2.73 x 2.33)

A good sized single bedroom currently used as a home office with 1x radiator and a uPVC double glazed window to the front elevation.

### W.C 5'1" x 4'0" (1.56 x 1.24)

A two piece suite with a w.c, vanity sink with hot and cold taps, partially tiled walls and a frosted uPVC double glazed window to the front elevation.

### BATHROOM 6'6" x 5'4" (1.99 x 1.63)

A three piece suite with a free standing bath, pedestal sink with hot and cold taps, heated towel rail in chrome, fully tiled walls and a frosted uPVC double glazed window to the rear elevation.

### GARAGE 9'2" x 16'6" (2.80 x 5.05)

A large single garage with a manual up and over door, power and lighting.

### STORE ROOM 11'10" x 8'1" (3.61 x 2.47)

A useful storage room with a solid hard wood door, power and lighting.

### EXTERNALLY

Externally to the rear is a good sized attached single garage, large tarmac driveway offering off road parking for several cars, a beautiful garden mainly laid with lawn, patio seating area and a pond. Perfect for entertaining guests in the summer months.

### PUBLISHING

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### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



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## OUTSIDE

Externally to the rear is a good sized attached single garage, large tarmac driveway offering off road parking for several cars, a beautiful garden mainly laid with lawn, patio seating area and pond. Perfect for entertaining guests in the summer months.





Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1833.77 ft<sup>2</sup>

170.36 m<sup>2</sup>

Reduced headroom

12.92 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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