



16 Fothergill Street, Colne, Lancashire

BB8 9AS



PROPERTY DESCRIPTION

Located in a popular residential area, this garden fronted mid terraced house provides generously proportioned living space, which would be ideally suited to first time buyers. This excellent, tidily presented family home is situated within comfortable walking distance of the town centre shops, cafes and other amenities, with Lord Street Primary School being directly at hand and Alkincoats Park and Pendle Leisure Centre also close by.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule, hall, and a pleasant sitting room, which has a stained wood fireplace, fitted with a living flame gas fire. The spacious living/dining room features an attractive Limestone fireplace, fitted with a multi fuel stove, and there is a nice sized kitchen, which has light wood finish units, with a built-in electric oven and a gas hob with a stainless-steel extractor canopy over.

There are two double bedrooms on the first floor, a bathroom fitted with a three-piece suite, with a shower over the bath, and on the second floor is a fabulous, large attic room, providing a third double bedroom. At the rear is an enclosed paved yard. NO CHAIN INVOLVED.

FEATURES

- Stone Built Garden Fronted Terrace
- Generously Proportioned Living Space
- Excellent, Tidily Presented Home
- Popular Location with Amenities Nearby
- Ent Hall & Pleasant Sitting Room
- Spacious Living/Dining Rm with a Stove
- Ftd Kitchen with Built in Oven & Hob
- 3 Double Bedrooms inc. Attic
- 3 Pc Bathroom – Shower Over Bath
- PVC DG & Gas CH – Ideal for FTB's





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a window light above. Glazed internal door, opening into the hall.

Hall

Stairs to the first floor and a radiator.

Sitting Room

10' 11" x 9' 8" plus alcoves (3.33m x 2.95m plus alcoves)
The pleasant sitting room has a stained wood fire surround, with a marble inset and hearth, fitted with a living flame gas fire, a pvc double glazed window, radiator and a base cupboard built into one chimney breast alcove.

Living/Dining Room

14' 5" into alcoves x 13' 11" (4.39m into alcoves x 4.24m)
This spacious second reception room features a Limestone fireplace, recessed into the chimney breast, fitted with a gas stove, and has a pvc double glazed window, a radiator, and understairs storage cupboard, with electric power and light.

Kitchen

10' 6" x 6' 10" plus bay (3.20m x 2.08m plus bay)
The nice sized, majority tiled kitchen is fitted with light wood finish units and drawers, laminate worktops and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine and houses the wall mounted condensing combination central heating boiler. The floor of the kitchen is tiled and it has a pvc double glazed bay window and a pvc double glazed, frosted glass external door.

First Floor

Landing

Spindled balustrade and enclosed stairs to the second floor.

Bedroom One

14' 7" into alcoves x 10' 10" (4.45m into alcoves x 3.30m)
This generous double bedroom has a pvc double glazed window, radiator and built-in double wardrobe.

Bedroom Two

11' 1" x 7' 6" (3.38m x 2.29m)
This second double room has a radiator and pvc double glazed window.

Bathroom

Fitted with a three piece suite, comprising a bath, with a shower over and glazed shower screen, a pedestal wash hand basin and a w.c. The wall behind the bath/shower and wash basin is tiled to ceiling height and the entire wall that the w.c. is fitted to is half tiled. The bathroom also has a pvc double glazed, frosted glass window and a radiator.



Second Floor

Attic/Bedroom Three

16' 11" x 12' 10" less stairwell (5.16m x 3.91m less stairwell)
An impressive asset of the house, the large attic provides an excellent third double bedroom and has two double glazed Velux windows, a radiator and boarded under-eaves storage, which has an electric light.

Outside

Front

Garden forecourt.

Rear

Enclosed, paved yard.

Directions

Travelling from the M65 motorway, along Vivary Way, in the direction of Skipton and Keighley, turn right at the traffic lights next to the Lloyds BMW garage into Crown Way then bear to the left into North Valley Road. Go straight through the traffic lights at the bottom of Lord Street and then take the right turning into Fothergill Street.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

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

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

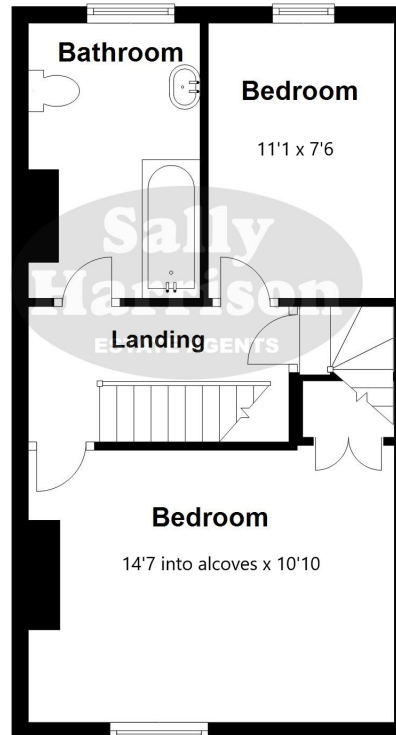
Ground Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



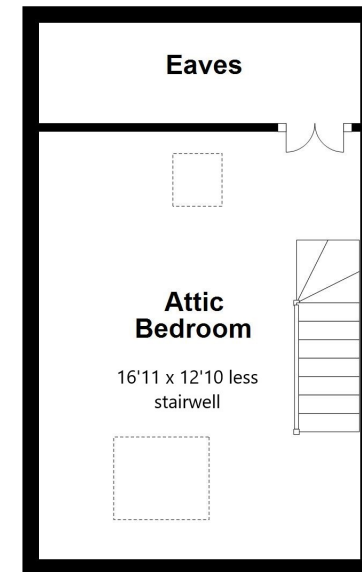
First Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



Second Floor

Approx. 25.3 sq. metres (272.4 sq. feet)



Total area: approx. 106.5 sq. metres (1146.8 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

