



31 New Oxford Street, Colne, Lancashire

BB8 9LQ





## PROPERTY DESCRIPTION

Providing deceptively spacious living space, which must be viewed to be fully appreciated, this garden fronted end terraced house also has the advantage of an open aspect from both the front and rear and provides an excellent family home. Laid over four floors, this substantial abode would prove of interest to a wide range of buyers, particularly those looking to acquire their first home and is conveniently situated for access to public transport, schools and other amenities such as Sainsburys supermarket and North Valley Retail Park.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule and hall, a charming sitting room, featuring a fireplace with a living flame gas fire, a dining room and a fitted kitchen, with a built-in oven and hob. There is a large basement, which is divided in two rooms and, in addition to offering an abundance of storage space, would make a great workshop or hobby room. There are three double bedrooms, including a good sized attic room, and an unusually large bathroom, fitted with a four piece white suite, including a separate shower cubicle.

At the rear is a nice sized, enclosed yard/patio, which is partly laid with artificial grass, has a decked patio and trellis fencing on top of the wall surrounding the area, providing extra screening.

## FEATURES

- 4 Storey, Garden Frntd End Terr Hse
- Very Deceptively Spacious Accom.
- Excellent, Good Sized Family Home
- Handy Loc. for Access to Amenities
- Vestibule, Hall & 2 Reception Rms
- Ftd Kitchen inc. Oven/Hob
- Big, Very Useful 2 Room Basement
- 3 Generous Double Bedrms (1 SF)
- Large 4 Pc Bathrm inc. Sep. Shower
- PVC DG & GC - Enc. Yard/Patio







## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a pvc double glazed window light above. Half glazed, pine and frosted glass internal door leading through to the hall.

#### Hall

Radiator and stairs to the first floor.

#### Sitting Room

13' 10" x 10' 5" into alcoves (4.22m x 3.17m into alcoves)

The sitting room enjoys an open outlook from the pvc double glazed window at the front and has a stained wood fireplace, with a tiled inset, marble hearth, fitted with a living flame gas fire, a radiator and television and telephone points.

#### Dining Room

11' 11" x 11' 0" plus alcoves (3.63m x 3.35m plus alcoves)

This nicely proportioned second reception room has a pvc double glazed window, a radiator and an under-stairs storage cupboard, which has an electric light and also gives access down to the basement.

#### Kitchen

11' 6" x 8' 5" (3.51m x 2.57m)

The kitchen has fitted units, laminate worktops, with tiled splashbacks, a one and a half bowl sink, with a mixer tap, and concealed lighting under the wall units. It also has a built-in gas oven, a gas hob, with extractor hood over, plumbing for a washing machine, a plinth heater, houses the wall mounted gas condensing combination central heating boiler, has a pvc double glazed window and pvc double glazed, frosted glass external door.

### Basement

#### Room One

14' 4" x 13' 6" (4.37m x 4.11m)

Ideal for use as a workshop or hobby room as well as providing an abundance of storage space, this good sized room has electric power and light.

#### Room Two

11' 0" x 5' 11" (3.35m x 1.80m)

The smaller second room in the basement has an electric light and is ideal for storage.

### First Floor

#### Landing

Radiator and enclosed stairs to the second floor.

#### Bedroom One

14' 7" into alcoves x 13' 10" (4.45m into alcoves x 4.22m)

This generously proportioned double room has pvc double glazed windows in two elevations, both of which benefit from an open outlook and the room also features an original cast iron fireplace, has a radiator and picture rail.

#### Bedroom Two

11' 10" x 9' 8" into alcoves (3.61m x 2.95m into alcoves)

This second double room also has an original cast iron fireplace, a radiator and pvc double glazed window.

#### Bathroom

11' 10" x 8' 4" (3.61m x 2.54m)

The unusually large, part tiled bathroom is fitted with a four piece white suite, comprising a tiled shower cubicle, a bath, a pedestal wash hand basin and a w.c. There



is also a radiator and pvc double glazed window.

### Second Floor

#### Attic/Bedroom Three

18' 4" into recess x 10' 6" plus recesses (5.59m into recess x 3.20m plus recesses)

As with all the rooms in this extremely spacious property, the attic is a really good size and provides an excellent third double bedroom, with a pvc double glazed window, radiator, large built-in storage cupboard and access to an under-eaves storage area.

### Outside

#### Front

Garden forecourt.

#### Rear

Enjoying considerable privacy, the sizeable enclosed yard has surrounding trellis fencing for extra screening, is partly decked, with the remainder being laid with artificial grass.

#### Directions

Proceed into Colne via Foulridge on the A56/Skipton Road. Go past the right turning into Langroyd Road and continue on past the left turning into Castle Road, the park and N R Engineering on the left, then take the next right turning into Temple Street and New Oxford Street is second on the left of Temple 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.

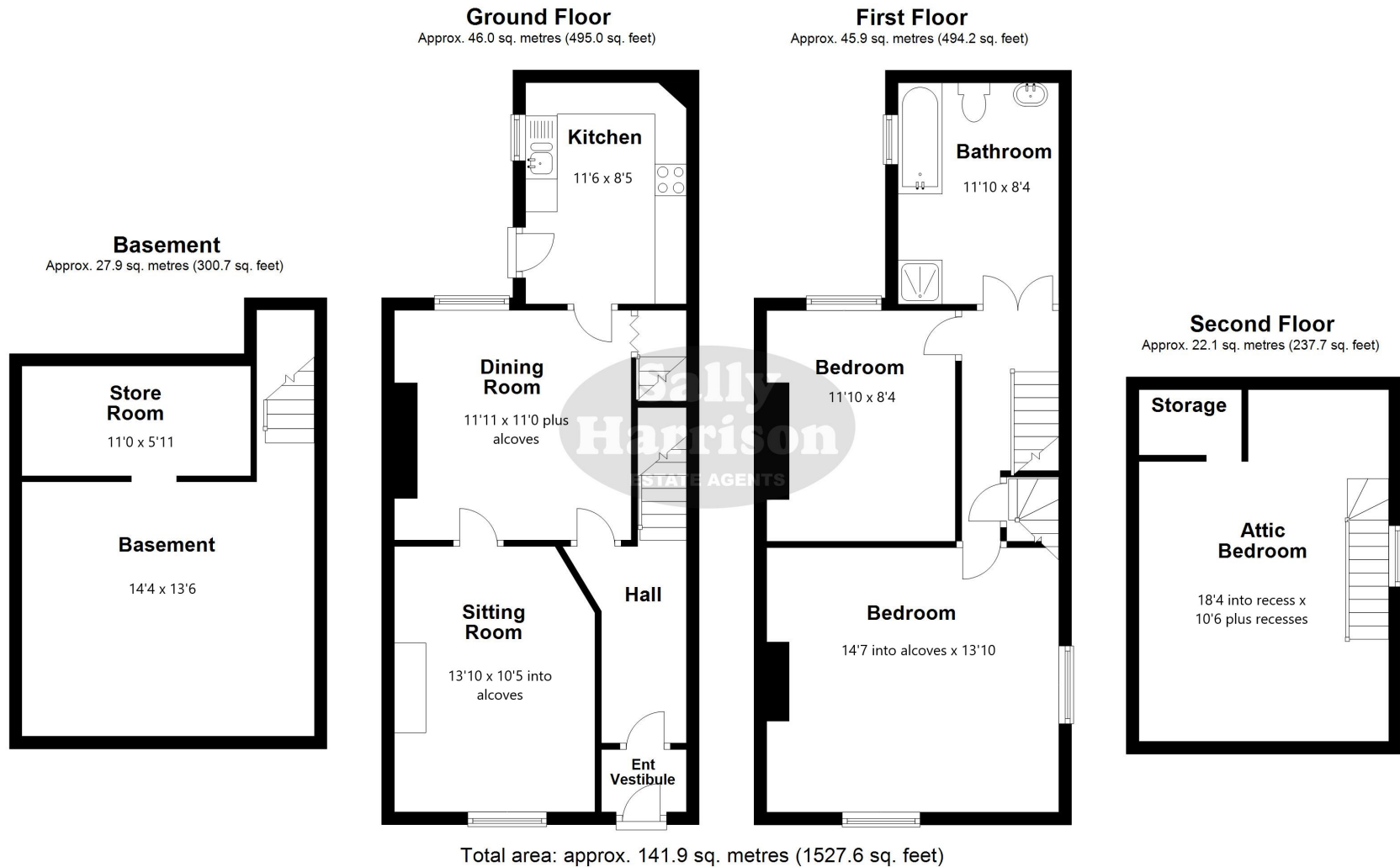
#### House to Sell?

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN



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.

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