





## PROPERTY DESCRIPTION

Located in a popular residential area and conveniently situated just a short level walk to Alkincoats Park and Café, this appealing property is a mid house in a short row of four and offers nicely proportioned living accommodation, which would be suitable for a wide range of prospective buyers. Early viewing is strongly recommended on this charming abode, which has the advantage of delightful gardens at the front and rear, requires some updating and modernisation, allowance for which is reflected in the asking price, and has the makings of really excellent family home.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway, a pleasant living room with a stone fireplace and a living flame gas fire (currently not in use), and a spacious dining kitchen, which has a good range of fitted units. On the first floor are three decent sized bedrooms with the largest two overlooking the garden at the rear, and a bathroom fitted with three piece white suite.

There is a front garden, which could be opened up to provide off road parking space, subject to planning permission, as other neighbouring properties have already done. The sizeable garden at the rear is a delightful attribute, is split level with a paved patio on the upper level and the lower level having a lawn, garden beds, a greenhouse, and a substantial shed, which affords great storage space. NO CHAIN INVOLVED.



## FEATURES

- Appealing Family Home - Mid 1 in Row of 4
- Requires Some Improvement & Updating
- Located in a Popular Area Near a Park
- Nicely Proportioned Living Space
- Hallway & Pleasant Living Room
- Spacious Dining Kitchen with Ftd Units
- 3 FF Bedrooms & 3 Pc Bathroom
- Delightful, Sizeable Gardens F & R
- PVC DG & GCH - Offers Plenty of Potential
- Early Viewing Rec - Ideal for FTB's





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

PVC double glazed, frosted glass entrance door. Wall mounted coat hooks, radiator and stairs to the first floor.

#### Living Room

14' 1" x 11' 10" plus alcoves (4.29m x 3.61m plus alcoves)

This good sized room has a stone fireplace, fitted with a living flame gas fire (please note the fire is currently not in working order), a pvc double glazed window, which overlooks the rear garden, a radiator, wall mounted display shelves and wall light points.

#### Dining Kitchen

17' 3" x 8' 2" plus recess (5.26m x 2.49m plus recess)

The spacious kitchen allows ample room for a family dining table and is fitted with units and drawers, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a gas cooker point, plumbing for a washing machine, two pvc double glazed windows, two radiators and a useful built-in under-stairs storage cupboard, which has a pvc double glazed, frosted glass window and houses the gas combination central heating boiler. The floor of the kitchen is tiled and it has a pvc double glazed external door, leading out to the rear.

### First Floor

#### Landing

Spindled balustrade, pvc double glazed, frosted glass window and access to the loft space.

#### Bedroom One

11' 2" into recess x 10' 11" reducing in stages to 6' 6" (3.40m into recess x 3.33m reducing in stages to 1.98m)

This nice sized double room has a pvc double glazed window, wall light points and a radiator.

#### Bedroom Two

10' 9" x 8' 11" plus recess (3.28m x 2.72m plus recess)

A second double room with a pvc double glazed window and a radiator.

#### Bedroom Three

8' 0" x 7' 11" (2.44m x 2.41m)

Providing a good sized single room or small double, with a pvc double glazed window and a radiator.

#### Bathroom

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

Fitted with a three piece white suite, comprising a bath, with a shower attachment and tiled splash-back, a pedestal wash hand basin and a w.c. The bathroom also has a chrome finish heated towel rail/radiator, pvc double glazed, frosted glass window, an extractor fan, tiled floor and a useful built-in airing cupboard, which has fitted shelves and houses the hot water tank.

### Outside

#### Front

There is a lawn and a garden border, stocked with small shrubs and flowering plants, a conifer hedge and a paved pathway. Please note that the majority of the neighbouring houses have altered their front gardens to create off road parking and, subject to obtaining prior Local Authority Planning Permission, it would be feasible to do the same with this property. There is a canopy over the door and an external light.



### Rear

A particularly appealing asset of the property, the decent sized, split-level, enclosed rear garden consists of a sizeable paved patio on the upper level, directly behind the house, from which steps lead down to the lawn and a further patio on the lower level. There is also a greenhouse and an outbuilding.

### Directions

If travelling into Colne from the M65, take the first exit off the roundabout at the end of the motorway into Vivary Way. Go straight through the traffic lights by Lloyds BMW garage and then take the first exit off the next roundabout into Harrison Drive. Go up the hill, straight ahead at the mini roundabout, continuing on Harrison Drive and then take the first left turning into Rimington Avenue.

### 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		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

# FLOORPLAN

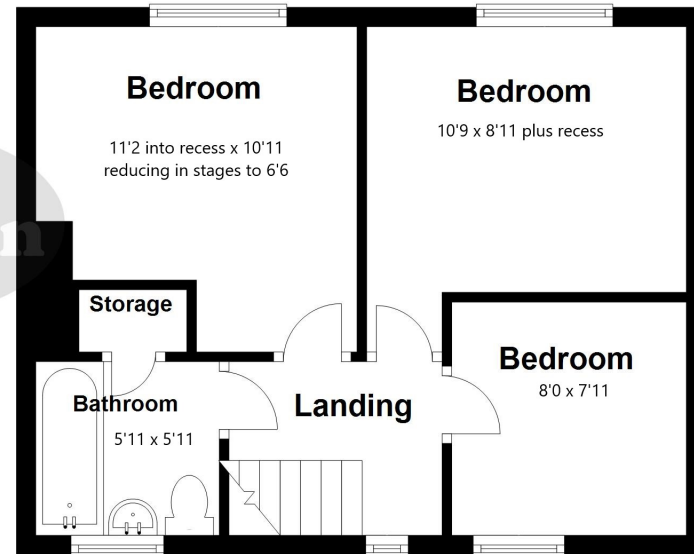
## Ground Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



## First Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



Total area: approx. 73.9 sq. metres (795.3 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 warrant 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.

