

65 BARROWFORD ROAD  
COLNE  
BB8 9QP

£299,950

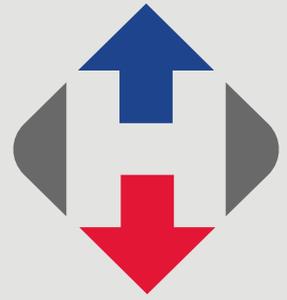
NO ONWARD CHAIN



- Impressive mature semi-detached
- Fantastic extended accommodation
- 2 receps, modern kitchen, utility & cloaks
- Beautiful open rear living dining room
- 3 bedrooms & modern bathroom
- Superb flexible attic conversion
- Extensive south facing garden & patios
- Desirable location – garage & driveway

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An impressive extended mature bay-fronted semi-detached house situated in a beautiful position on Barrowford Road, located on the rural fringe with stunning open fields, canal locks and countryside only a stones throw away. This attractively presented home provides well appointed accommodation which is wonderfully situated just on the outskirts of Colne, the property is also superbly convenient for the excellent local transport links and motorway networks. The ground floor boasts a delightful sizeable light and airy open plan living dining extension with french doors enjoying lovely outlooks across the garden and opens through to an excellent modern kitchen with an array of appliances and a lounge. In addition off the entrance hallway is a sitting room which has been recently redecorated with new carpet and feature open fireplace, cloakroom and a useful rear utility room. Three bedrooms are located on the first floor and a modern house bathroom and a second open staircase from the landing leads up to a fantastic sized attic room which offers enormous flexibility. The property is set on an extensive plot with lovely stone patios and generous lawned south facing garden areas and planting areas and it benefits further with private parking with a substantial driveway and garage. Early internal viewing is essential to fully appreciate it.



**LOCATION:** From the centre of Barrowford travel along Gisburn Road in the direction of Higherford, turning right into Colne Road and follow the road along passing over the canal and continue straight on passing Grenfell Gardens, the property is then situated on the right hand side.

**ENTRANCE HALL:** With solid wood lead glazed front door and surround, coved cornicing, wall light points, attractive wood spindle staircase with feature newel post light, understairs storage cupboard.

**CLOAKROOM:** With modern 2-pce white suite comprising low suite w.c. with push button flush, hand wash basin, part tiled walls, ladder style radiator, vinyl flooring, coved cornicing, alarm control panel.

**SITTING ROOM:** 3.8m x 3.7m (12'5" x 12'2" into bay window); recently redecorated and with a new carpet, original wood panelled door, large feature bay window with lovely private front outlooks over garden, coved cornicing,

wall light points, television point, beautiful mahogany wood fireplace surround, mantle and inset mirror with period tiled insert and hearth housing open fireplace.

**LOUNGE:** 3.9m x 3.9m (12'11" x 12'9"); with original wood panelled door, coved cornicing, wall light points, television point, attractive marble surround fireplace and hearth housing coal effect living flame gas fire, built in display cupboard in alcove with lighting, open archway through to:

**SUPERB OPEN LIVING DINING ROOM:** 6.2m x 3.1m (20'7" x 10'2"); an imposing fantastic open living space, well extended with a delightful light and airy feel incorporating a pitched tongue and groove panelled ceiling with 2 velux windows and recessed spotlighting, karndeian flooring, wall light points, cast iron gas stove on marble hearth, rear wood glazed door to porch, wood glazed French doors to garden with fabulous outlooks. Open to:



**KITCHEN:** 3.1m x 2.8m (10'2" x 9'4"); Modern white fitted wall and base units with complementary granite working surfaces and splash back and part tiled walls, stainless steel Bosch double oven and grill, stainless steel Bosch 5-ring gas hob with stainless steel extractor filter canopy over, integrated eyelevel combination microwave oven, built in dishwasher, stainless steel 1½ bowl sink drainer unit with integral granite drainer and mixer tap and additional instant boiling water tap, kardean flooring, vertical panelled radiator, television point, DAB aerial point, recessed spotlighting, original wood panelled glazed door, personal internal door to garage.

**UTILITY ROOM:** 2.4m x 2.3m (7'9" x 7'6"); with a range of white fitted wall and base units with solid wood surfaces, single stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer and fridge freezer, part tiled walls, vinyl flooring, wall mounted Vaillant combination gas central heating boiler, feature ceiling laundry drying rack, views over garden.

**FIRST FLOOR LANDING:** With an attractive spindle balustrade and staircase leading to attic room, large built-in storage cupboards, wall light point, coved cornicing.

**BEDROOM ONE:** (rear): 3.3m x 3.3m (10'9" x 10'8" plus wardrobes); with a full wall of modern fitted wardrobes with sliding doors providing drawers, shelving and hanging space with built in co-ordinating bedside cabinets and drawer units, television point, lovely views over neighbouring hills and countryside and over landscaped garden, original wood panelled door.

**BEDROOM TWO:** (front): 3.3m x 3.2m (10'11" x 10'6"); with wardrobes, private front outlooks, original wood panelled door.

**BEDROOM THREE:** (front): 3.2m x 3.2m (8'0" x 7'3"); with coved cornicing, original wood panelled door.

**BATHROOM:** With 2-pce modern white suite comprising panelled bath with mixer tap with thermostatic shower and additional handheld shower fitment and glazed screen, large vanity wash basin with surface surround and mixer tap, with high gloss cupboards and drawer units under, chrome ladder style radiator, fully tiled walls, extractor fan, wall mounted mirror with LED lighting and built in shaver point.



**SEPARATE TOILET:** With white low suite w.c. with push button flush, part tiled walls, coved corning, vinyl flooring.

**FLEXIBLE ATTIC ROOM:** 5.5m x 3.9m (18'1" x 12'8" max some limited headroom); fantastic converted space with 3 velux windows, spindle balustrade, wall light point, ceiling lighting with dimmer operation, pleasant elevated outlooks looking over gardens. Deep built in eaves storage cupboards with sliding doors and lighting.

**OUTSIDE:** An excellent block paved front driveway leads to a car port and large attached GARAGE/WORKSHOP measuring 20'11 x 8'3" which is fully insulated with up and over door, power and lighting, internal door to kitchen. Planted front garden area with paved pathways, hedging and fencing. Sliding side gate access leads to a truly wonder wonderful and extensive south facing rear garden. Approx. 110 ft in length the current owners have created and landscaped such a vast space to be enjoyed in a variety of areas. Laid largely to lawn with Indian stone flagged patios and pathways, a large feature pond with water feature, deep well stocked planted borders, a variety of plum and

a further planting garden with strawberry and blackberry beds and an assortment of currant bushes, 2 greenhouses and an excellent generous timber store with canopy. There are 3 cold water taps, external lighting, a power point and there is timber fencing surround.

**HEATING:** Gas fired hot water central heating system complemented by double glazing in hardwood frames.

**SERVICES:** Mains water, gas, electricity and drainage are connected.

**EPC:** The energy efficiency rating for this property is D.

**COUNCIL TAX BAND:** D.

**VIEWING:** By appointment with our office.

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