

64 LANGROYD ROAD
COLNE
BB8 9EQ

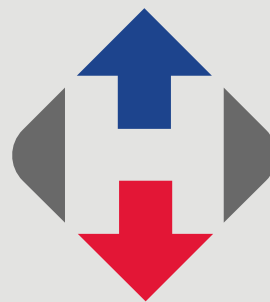
£79,000



- Attractive garden fronted end terrace
- Tastefully presented accommodation
- Lounge, bright fitted dining kitchen
- Convenient popular location
- 2 good bedrooms, Gas CH, PVC DG
- 3-pce modern bathroom with shower
- Pleasant rear yard; ideal for FTB
- 55 m2 (598 sq ft) approx.

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This attractive stonebuilt end terrace house is situated in a popular position on the outskirts of Colne with elevated distant aspects towards Pendle Hill and nearby countryside, yet close to local amenities and excellent transport networks. The well appointed accommodation is tastefully presented throughout. On the ground floor there is a spacious front lounge with feature fireplace and a bright fitted dining kitchen with integrated appliances. The first floor boasts two good bedrooms and a modern three piece bathroom. Externally, there is an enclosed yard to the rear of the property with gated rear access and stonebuilt store and a pleasant front forecourt. The property is complemented by gas central heating and double glazing in PVC frames and is perfect for any buyers looking for a hassle free move. Early viewing is recommended.



LOCATION: From our office on Gisburn Road, turn right towards Higherford, take the left turning into Ford Street just before the George & Dragon pub. The property is situated on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE: With PVC front door.

LOUNGE: 4.2m x 3.9m (13'9" x 12'11"); with coved cornicing, feature wood fireplace and surround with marble inset housing gas fire, television point, wall light points.

DINING KITCHEN: 4.0m x 2.8m (13'0" x 9'3"); attractive bright fitted kitchen with a range of whitewash oak style fitted wall and base units with complementary laminate working surfaces, tiled splashback, integrated stainless steel electric oven with 4-ring gas hob, integrated dishwasher, plumbing for washing machine, stainless steel single sink drainer unit with mixer tap, staircase leading to first floor, tiled flooring, PVC external rear door.

FIRST FLOOR:

LANDING: With loft access, built-in storage cupboard over stairs.

BEDROOM ONE (front) 3.9m x 3.5m (12'11" x 11'6"); with built-in cupboard, electric fan light, television point, pleasant distant outlooks towards Pendle Hill.

BEDROOM TWO (rear): 3.4m x 2.2m (11'3" x 7'3"); with built-in storage cupboard also housing wall-mounted combination gas central heating boiler, pleasant rear aspects.

BATHROOM: With 3-piece modern white suite comprising panelled bath with electric shower over, pedestal washbasin with mixer tap, low suite w.c., part tiled walls, vinyl fitted flooring, extractor fan, chrome ladder style radiator.

OUTSIDE: Attractive enclosed private rear patio area with store, boundary wall and rear gate access. Front garden area with plum slate borders and gate access.





HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

SERVICES: Main waters, electricity, gas and drainage are connected.

VIEWING: By appointment with our office.

COUNCIL TAX BAND: A.

EPC: The energy rating for this property is D.

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