



Deanwood

Red Lane | Colne | BB8 7JR

MSW HEWETSONS



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Guide Price of £595,000

Red Lane | Colne
BB8 7JR

A detached house situated in one of the most popular residential areas of the town, with spectacular views of Lake Burwain and the Yorkshire Dales beyond.

The property has been substantially extended to form additional accommodation.

Quality fitted kitchen and bathrooms. Double glazing windows and gas-fired central heating.

The property features a large hobby garage with space to accommodate 4/5 cars, with a double electric door, inspection pit and ramp.

Construction

The property is constructed of brickwork with a pitched slate roof supported on timber.

Accommodation comprising;

Ground Floor

Reception Hallway

Oak door with decorative leaded panelled window. Timber laminated flooring, single panel radiator. Coved ceiling.

Inner Hallway

Single panel radiator, coved ceiling.

Sitting Room

Bay window to front elevation with stained glass leaded top windows.

Double panel radiator. Live in coal effect enclosed gas fire stove on stone hearth with brick back and timber mantle. Coving to ceiling.

Lounge

Oak-boarded flooring. Twin white aluminium double-glazed sliding French doors to either side of chimney breast leading to patio and garden areas. Timber beam ceiling, two double-panelled radiators. Log effect gas fire on feature raised brick fireplace with timber mantle. Coving to ceiling.

Breakfast Kitchen

Window to front elevation. Range of high-quality fitted kitchen furniture with base and wall units with complimentary black marble work surfaces and tiled splashbacks. Fitted 'Neff' induction hob

with extraction hood over, fitted 'Neff' electric grill and oven. Stainless steel Belfast-style sink with mixer tap. Built-in fridge and freezer. Single panel radiator.

Study

Leaded window, single panel radiator. Built-in cupboards and under-stairs storage, ceiling spotlights.

Bedroom Three

Sliding white aluminium patio doors, double panel radiator, spotlighting to ceiling.

Utility

Utility and boiler room, wall-mounted 'Valiant' boiler providing gas central heating and domestic hot water, a pressurised hot water cylinder. Plumbed for washing machine.

Particulars of sale

First Floor

(Original construction)

Staircase One

Traditional timber staircase with handrail.

Landing

Open landing with timber balustrade. Velux skylight, eaves storage access.

Bedroom One

Window, double-panelled radiator.

Ensuite Bathroom

Containing three three-piece suite comprising handle grip panel bath with chrome mixer tap and shower fitment, pedestal wash hand basin, WC. Timber Velux skylight. Double-panelled radiator, eaves storage access.

First Floor

(Additional construction)

Staircase Two

Open timber staircase

Sitting Room / Bedroom Two

Window, twin timber 'Velux' skylights. Two double panelled radiators.

External

Front Driveway

To the front of the property is a large, flagged driveway with ample parking.

Attached Garage

Tandem-style garage with electrically operated up and over doors to both front and rear with drive-through access to the rear gardens and large garage.

Rear Driveway

Leading through the attached garage to a driveway leading to a large turning area and separate garaging.

Large Additional Garage

This large additional garage was constructed subterranean so as not to spoil the spectacular views. With double up and over door with parking for 4-5 vehicles, fitted

electric ramp, inspection pit, light power and water installed. A separate canopied dry working area.

Patio Garden

Open stone patio garden area to the rear of the property.

Tenure

Freehold with the benefit of vacant possession

Council Tax

Band F payable to Pendle Council.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	19 D	71 C
39-54	E		
21-38	F		
1-20	G		





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