



# 27 The Meadows

Colne

*Offers in excess of: £160,000*



**Pendle Hill  
Properties**



27 The Meadows, Colne  
**£160,000 Offers in  
excess of**

A three-bedroom semi-detached property briefly comprises a lounge, kitchen/dining room, master bedroom with en-suite, two bedrooms, bathroom, loft room, rear garden, and garage.



## LOUNGE

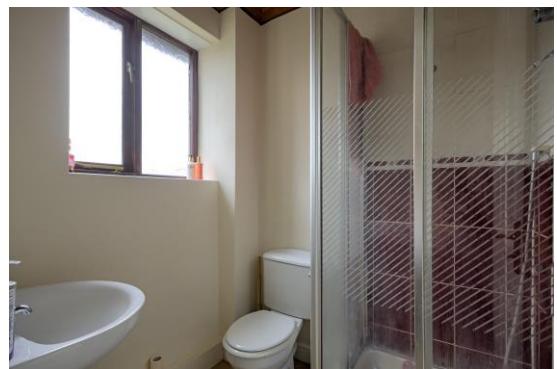
A spacious lounge boasting an attractive central gas fireplace with wooden mantel briefly comprises laminate flooring, radiator, ceiling light point, wall-mounted lights, and connecting wooden doors into the dining room.



## KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with laminate worktops briefly comprises a four-ring gas hob with overhead extractor, integrated oven, sink with mixer tap, tiled splashback, space for a washing machine, and fridge freezer, tiled flooring, ceiling spotlights, and a double-glazed window to the rear.

A spacious dining room briefly comprises laminate flooring, a radiator, ceiling light point, and wooden glass doors to the rear.



## BEDROOM ONE WITH EN SUITE

A spacious double bedroom located on the first floor with a window overlooking the front of the property briefly comprises carpeted flooring fitted wardrobes, radiator, ceiling light point. The en suite briefly comprises a low-level wc, shower with overhead attachment, pedestal sink, frosted window to the front, and ceiling light point.



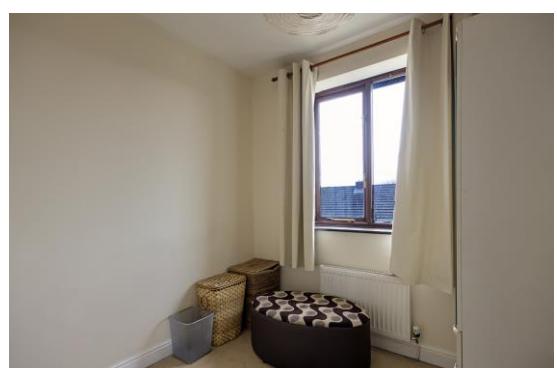
## BEDROOM TWO

The second bedroom located on the first floor with a window overlooking the rear briefly comprises carpeted flooring, radiator, and ceiling light point.



## BATHROOM

A family bathroom briefly comprising a bath with shower attachment, low-level wc, pedestal sink, carpeted flooring, frosted window to the side of the property, a radiator, and ceiling spotlights.



## BEDROOM THREE

The third bedroom currently utilised as a dressing room briefly comprises carpeted flooring, radiator, ceiling light point, and a window to the rear.

## LOFT ROOM

Located on the second floor of the property the loft room briefly comprises carpeted flooring, ceiling light point, and eaves storage.

## EXTERNAL

To the rear is a private grass and patio garden, with a garage and driveway to the side of the property. To the front of the property, there is a front garden boasting mature shrubs.

## ADDITIONAL INFORMATION

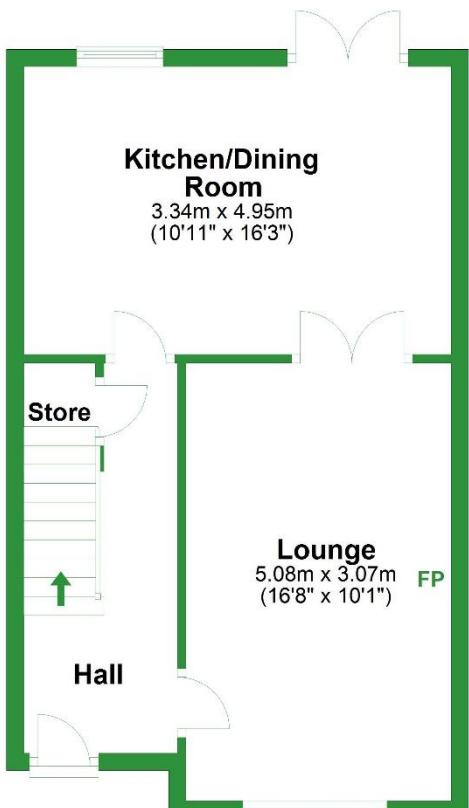
Tenure = Freehold

Council Tax Band = C



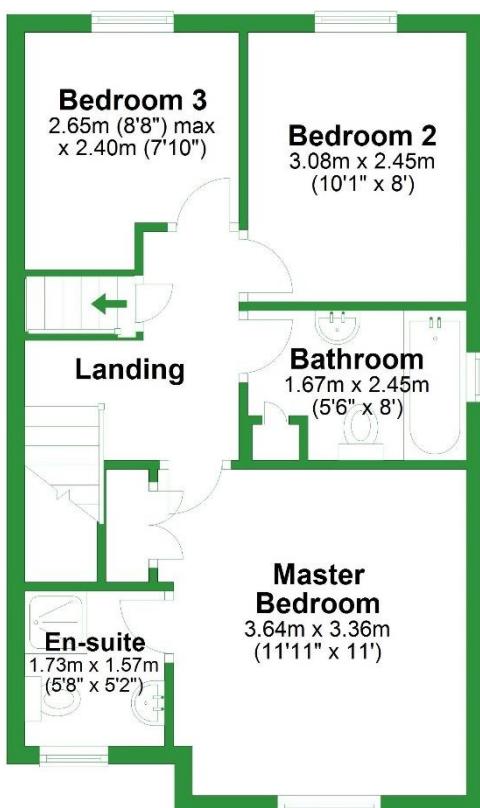
## Ground Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



## First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



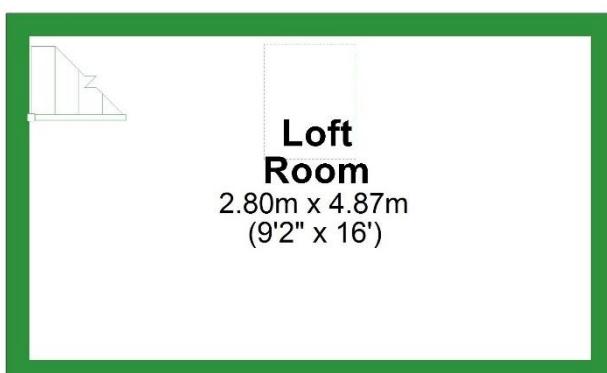
Total area: approx. 96.1 sq. metres (1034.8 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

## Second Floor

Approx. 13.6 sq. metres (146.8 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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Properties**

Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. [info@pendlehillproperties.co.uk](mailto:info@pendlehillproperties.co.uk)

w. [www.pendlehillproperties.co.uk](http://www.pendlehillproperties.co.uk)