



32 Alma Avenue, Foulridge, Colne,  
Lancashire BB8 7NS



## PROPERTY DESCRIPTION

!! The perfect family home !! We are delighted to offer for sale, this beautifully presented detached home with generous accommodation spread over three storeys. The property is found just a short drive from Colne town centre and boasts accommodation comprising of: a large and welcoming 'sunshine' reception room to the ground floor, with an eye catching dining kitchen on the lower ground floor boasting a range of integrated appliances, five double bedrooms being spread across the ground and first floors with the main bedroom benefiting from an en-suite shower room. There is a rear garden terrace, offering long distance views onto the surrounding countryside, and beautifully maintained gardens. A driveway can be found to the rear of the property, and offers ample off road parking, leading to the integral garage. EPC - TBC. Council Tax - Band F. Early viewing is considered a must!

## FEATURES

- The perfect family home
- Offering spacious accommodation spread across three storeys
- One large 'sunshine' reception room
- Eye catching dining kitchen having a range of integrated appliances
- Five double bedrooms - with the main bedroom bedroom benefitting from a three piece en-suite shower room
- Modern family bathroom suite
- Rear 'terrace' with long distance views onto the surrounding countryside
- Located in the picturesque village of Foulridge
- Well maintained gardens
- Ample off road parking leading to an integral garage
- EPC - TBC
- Council Tax - Band F
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

#### Sitting Room

7.02m x 3.66m (23' 0" x 12' 0")

#### Office/Study

4.1m x 2.57m (13' 5" x 8' 5")

#### Bedroom Five

3.02m x 3.92m (9' 11" x 12' 10")

#### En-Suite Shower Room

### Lower Ground Floor

#### Kitchen

4.36m x 3.55m (14' 4" x 11' 8")

#### Dining Room

4.9m x 3.11m (16' 1" x 10' 2")

#### Garage

7.81m x 2.66m (25' 7" x 8' 9")

### Second Floor

#### Bedroom One

3.9m x 3.28m (12' 10" x 10' 9")

#### En-Suite Shower Room

#### Bedroom Two

4.12m x 3.09m (13' 6" x 10' 2")

#### Bedroom Three

4.73m x 3.07m (15' 6" x 10' 1")

#### Bedroom Four

4.79m x 4.13m (15' 9" x 13' 7")

#### Family Bathroom

### Outside

#### Gardens and Terrace

Terrace is accessed via the first floor sitting room

### Further Information

#### Further Information

The property is on a freehold title.

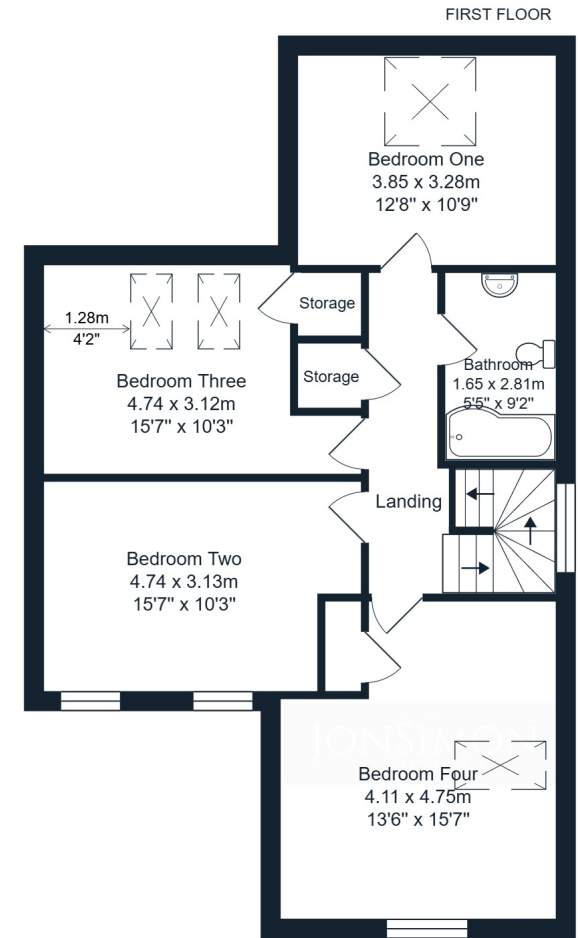
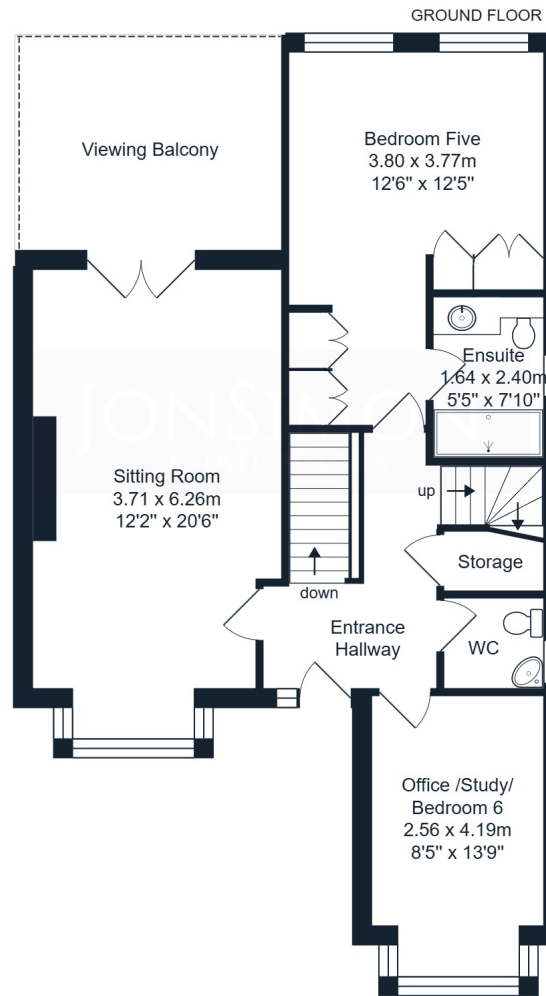
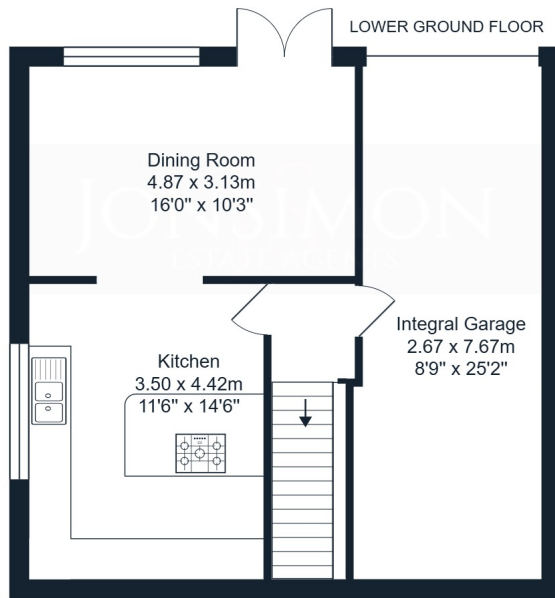
Mobile and broadband connectivity is offered by a number of providers, and ultrafast is available.

The property is located in an area considered to be low risk for surface water flooding, and ultrafast is available.

EPC - TBC

Council Tax - Band F

# FLOORPLAN



**JONSIMON**  
ESTATE AGENTS

32, Alma Avenue, Foulridge, BB8 7NS

Total Area: 220.0 m<sup>2</sup> ... 2368 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**JONSIMON**  
ESTATE AGENTS