



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

- 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!



## PROPERTY DESCRIPTION

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!! 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!



## ROOM DESCRIPTIONS

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### 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.

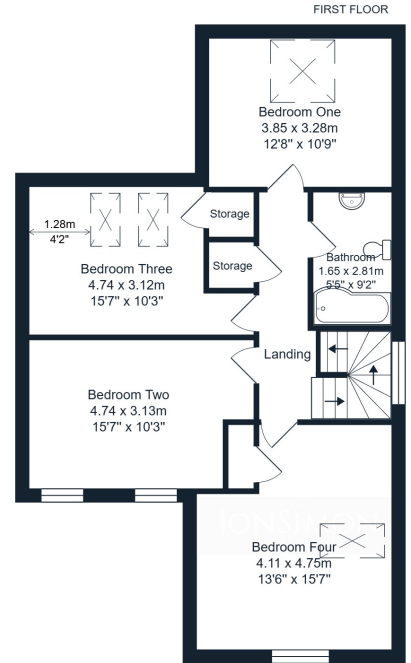
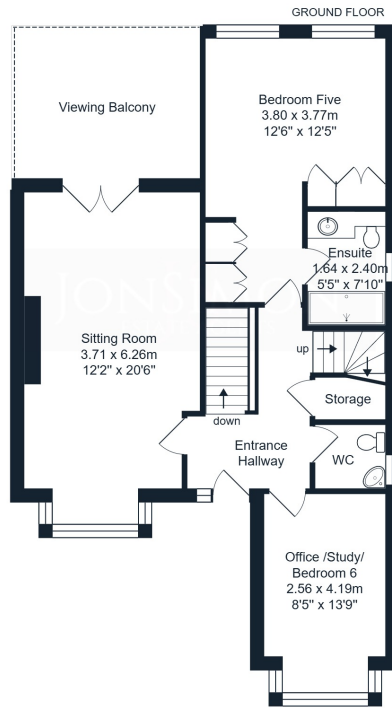
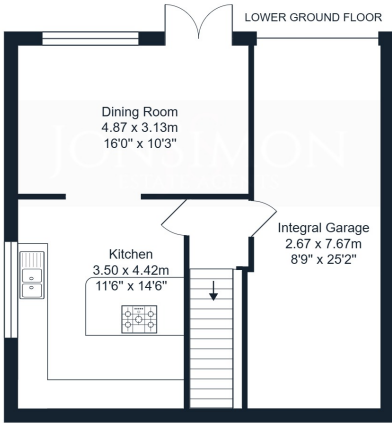
The property is located in an area considered to be low risk for surface water flooding, and ultrafast is available.

EPC - TBC

Council Tax - Band F



# FLOORPLAN & EPC



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>73</b>	<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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