




122 Langroyd Road, Colne
Colne

Offers Over £170,000



122 Langroyd Road

Colne, Colne

This **stone-built end-terrace property** is located close to **Park High School** and within a short distance of the **town centre**, making it an ideal home for a growing family. The property offers **three bedrooms plus a converted attic bedroom** and is situated in the popular residential area of **Langroyd Road**.

As you approach the property, you are welcomed by a **storm porch with wood flooring**, creating the perfect space for storing shoes and coats. The **spacious lounge** features a gas fire and benefits from **two windows**, allowing plenty of natural light to fill the room.

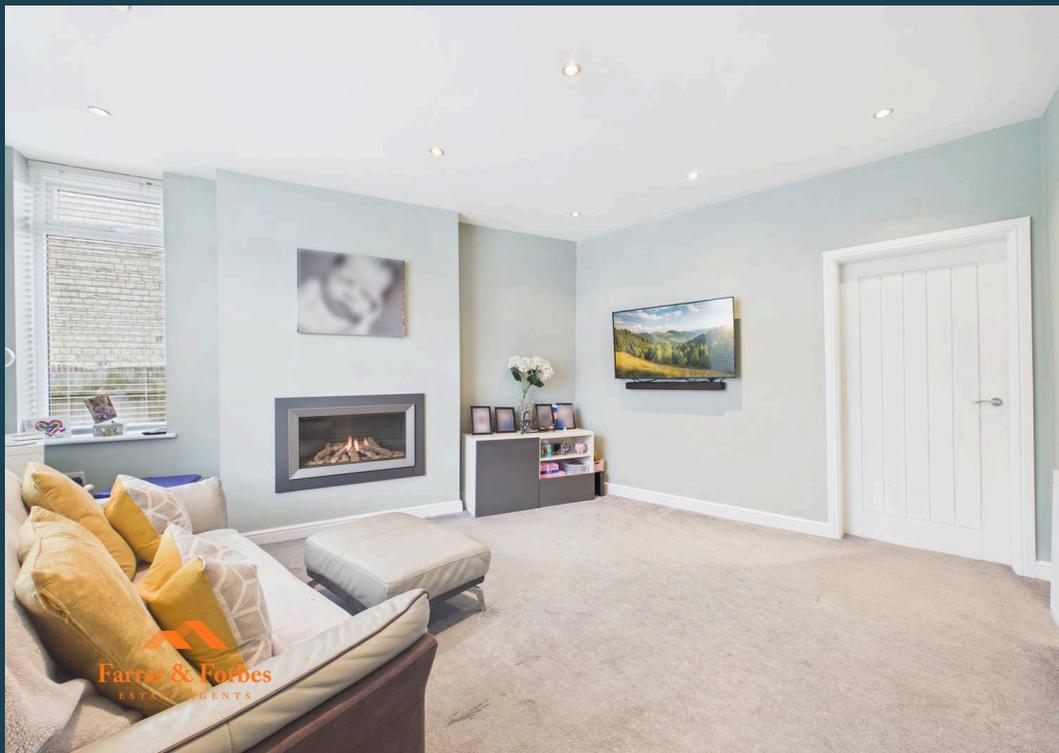
To the rear of the property is a **fitted kitchen arranged in a horseshoe layout**, with contrasting work surfaces and a range of appliances including an **electric oven, gas hob, fridge/freezer, and dishwasher**. There is also a **breakfast area**, providing a space for family dining, along with a **useful understairs storage cupboard**.

On the **first floor**, the **main bedroom** includes fitted wardrobes. The **third bedroom** is a generous single room and features a cupboard housing the **combination boiler**. The **family bathroom** comprises a three-piece suite including a **low-level WC, pedestal wash basin, and a panelled bath with overhead shower and tiled splashback**.

The **loft has been converted into a bedroom**, offering a unique and spacious additional living area. A quirky feature throughout the bedrooms is **magnetic plaster**, allowing children's pictures and decorations to be displayed on the walls using magnets without causing damage. The **attic bedroom spans the full length and width of the house**, includes a **Velux window**, and benefits from an **ensuite with a low-level WC, floating wash basin, and walk-in shower**, finished with tiled floors and walls.

Externally, the property has a **garden forecourt to the front**. To the rear, there is a **tiled and flagged garden with artificial turf**, enclosed by fencing and offering **side access to the property**.

- Stone-Built End-Terrace
- Attic Bedroom With En-Suite
- Fitted Kitchen With Breakfast Bar
- Flagged & Astro Turf Garden
- Storm Porch
- Lounge With Gas Fire





Entry
1.15 x 1.45 m



Floor 0

Approximate total area⁽¹⁾
33 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Farrar & Forbes Estate Agents

Colne E-Cigs, 1 Arcadia - BB8 0HX

01282914042

info@farrarandforbes.co.uk

farrarandforbes.co.uk/