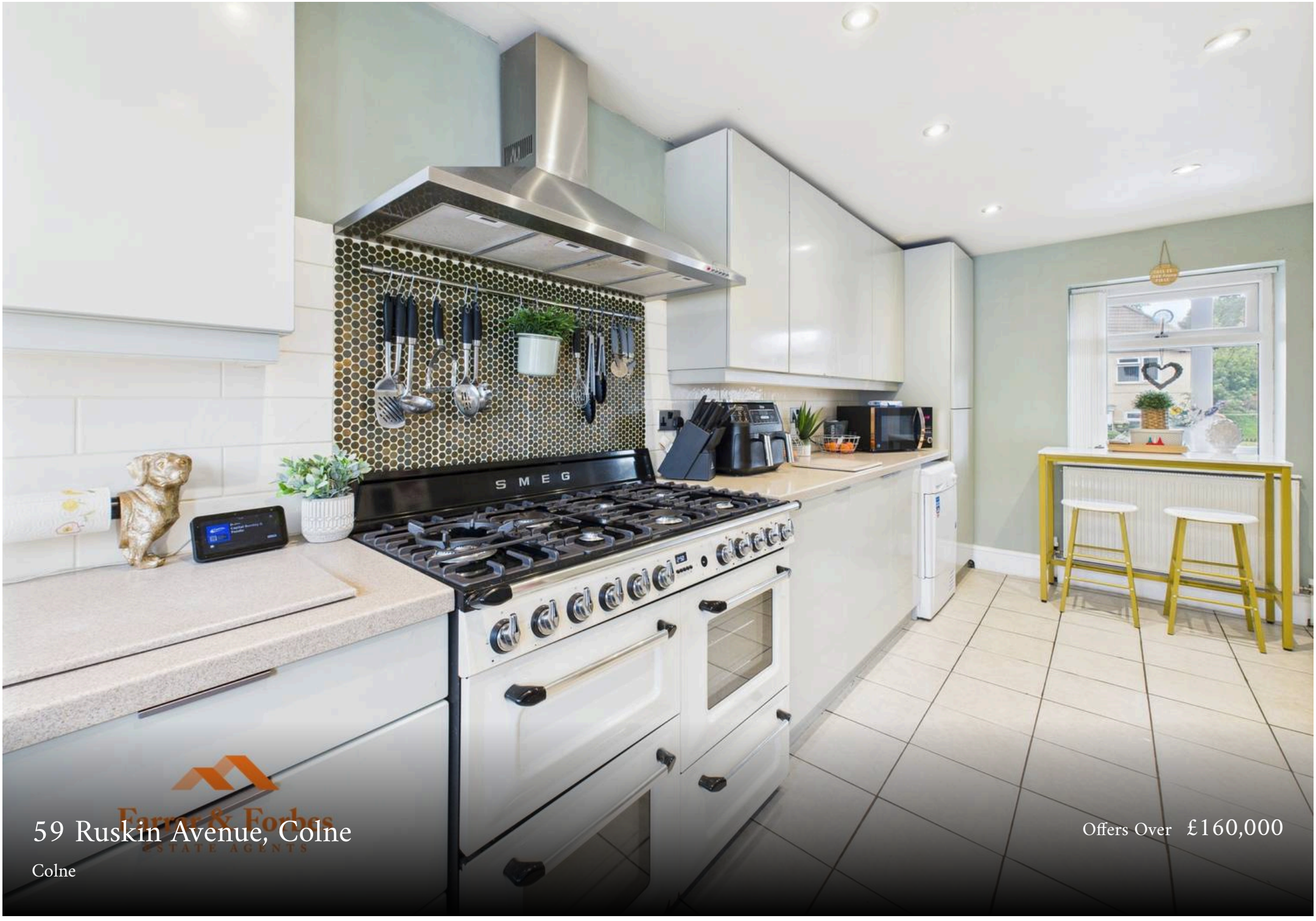
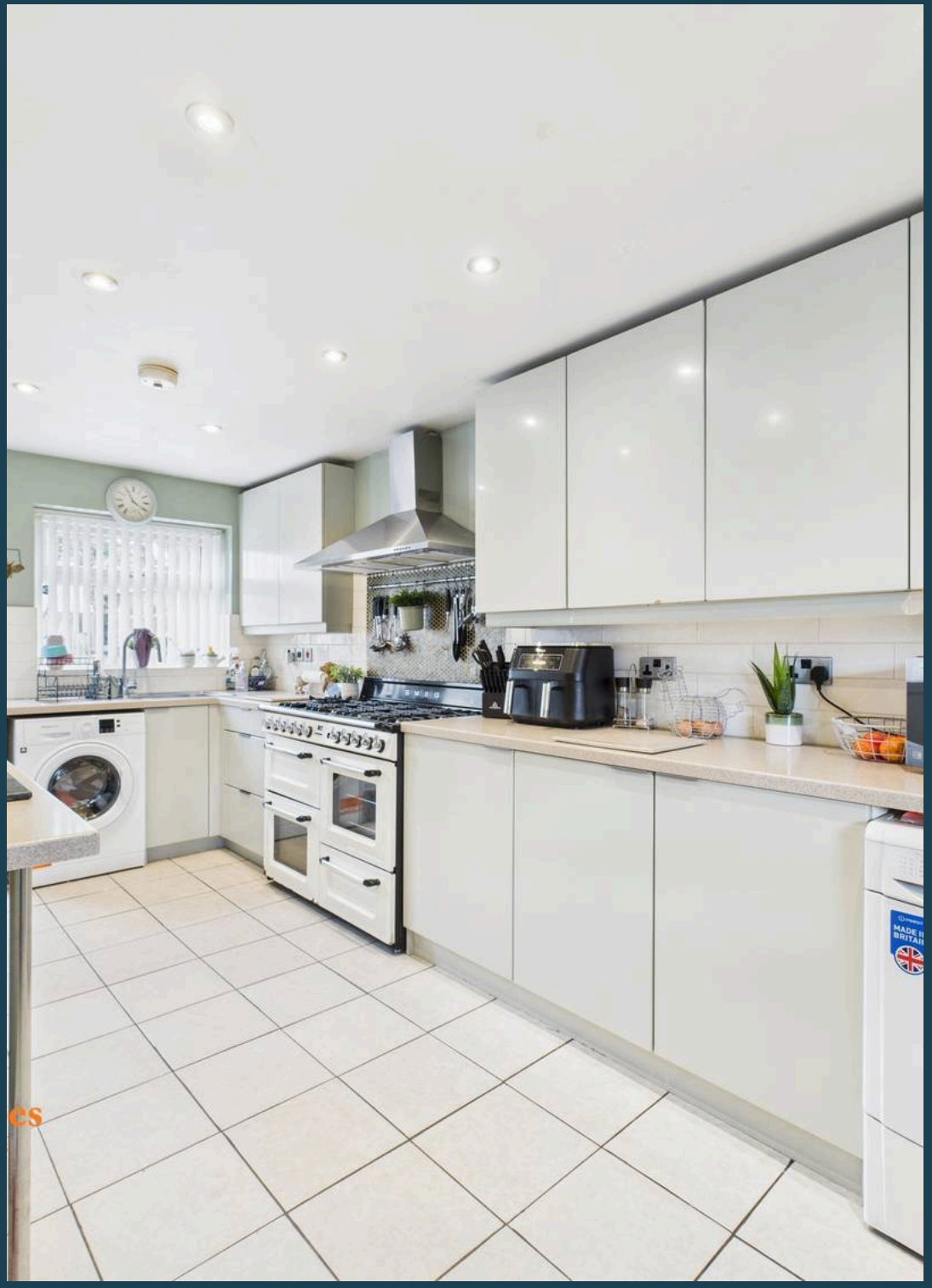


59 Ruskin Avenue, Colne

Colne

Offers Over £160,000



59 Ruskin Avenue

Colne

Properties like this don't come along every day! Situated in a sought-after residential location, just a stone's throw from Alkincoates Park, Colne FC Stadium and local supermarkets, this beautifully presented three-bedroom semi-detached home offers the perfect combination of character, modern comforts and generous outdoor space. Ideal for first-time buyers and growing families alike, this is a property that certainly deserves a closer look.

As you approach the property, you're greeted by a spacious double driveway providing ample off-road parking. Stepping inside, a practical entrance porch/cloakroom offers the perfect space for coats, shoes and muddy boots or paws after enjoying the nearby countryside walks.

The lounge is a warm and welcoming space, with a charming multi-fuel burner set upon a hearth, creating a cosy focal point for those colder evenings. Generously proportioned and thoughtfully arranged, there's plenty of room for a large corner sofa or traditional three-piece suite, making it an ideal space for relaxing or entertaining family and friends.

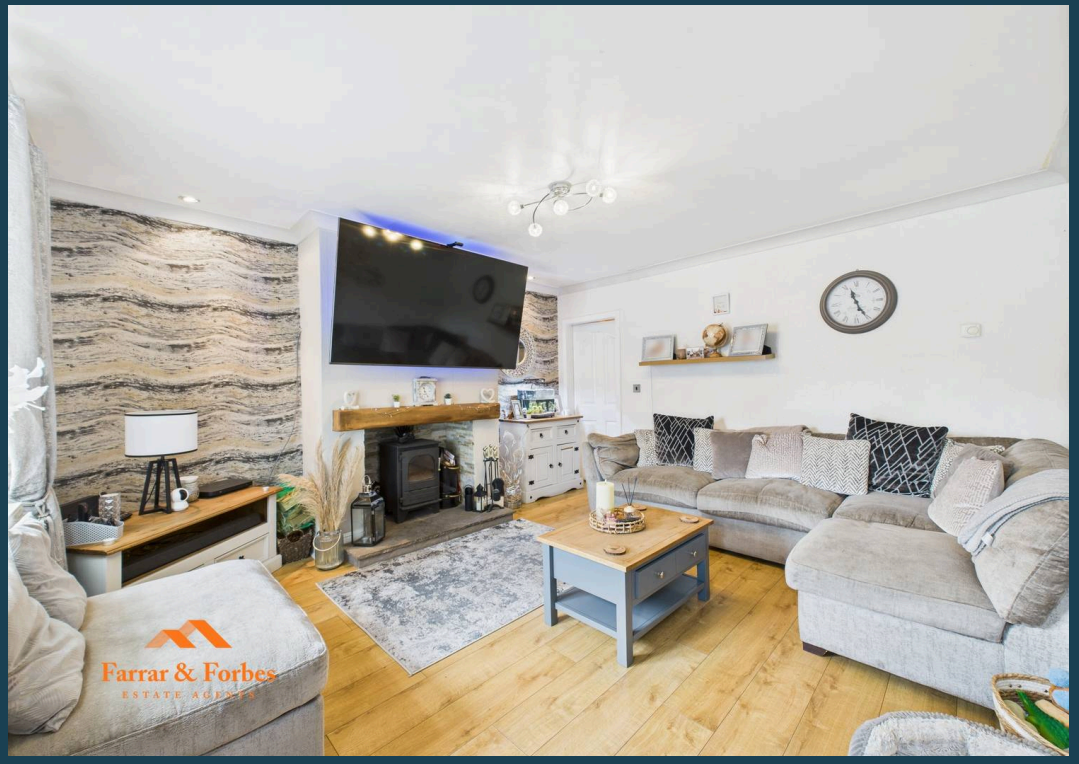
Running the full length of the property is the stylish and spacious kitchen, fitted with an attractive range of sage green wall, base and drawer units, offering plenty of storage and preparation space. The standout feature is undoubtedly the impressive Smeg range cooker, perfect for anyone who loves cooking and entertaining. An integrated washing machine provides additional convenience, whilst a separate pantry/storage area ensures everything has its place.

Moving upstairs, the property offers three well-proportioned bedrooms. The main bedroom is a generous double, benefiting from fitted wardrobes positioned alongside and above the bed, maximising storage without compromising on floor space. The second bedroom is another spacious double, whilst the third is a generous single, perfectly suited as a child's bedroom, nursery, dressing room or home office.

The modern family bathroom has been tastefully finished and comprises a three-piece suite, including a low-level WC, cabinet-mounted hand wash basin and a quadrant shower enclosure, complemented by elegant beige tiled splashbacks for a clean and contemporary finish.

The expansive rear garden is a fantastic feature of this home, offering an abundance of outdoor space and possibilities. Whether you're a keen gardener, enjoy entertaining or simply want somewhere for the children to play, this garden has something for everyone.

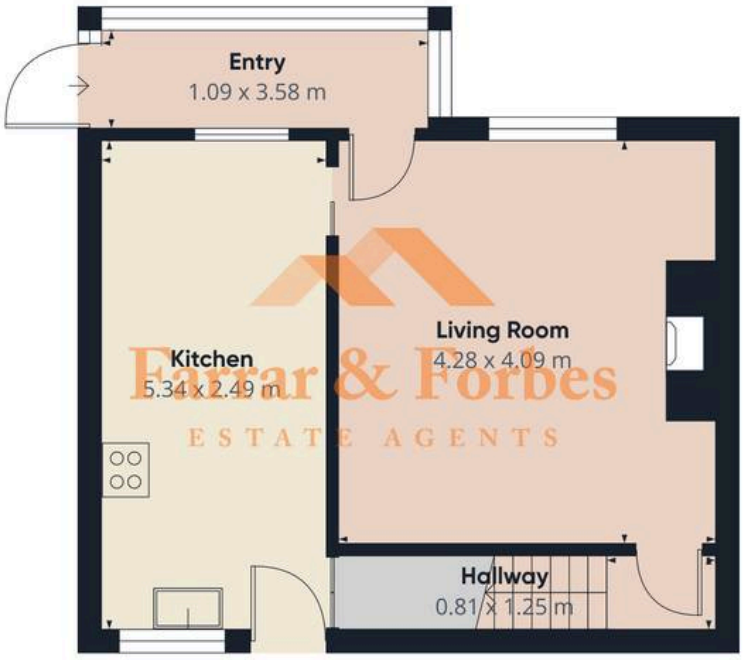
With a combination of patio areas, greenhouses, useful outbuildings and garden sheds, there's plenty of space for gardening, hobbies and storage. An elevated decking area creates the perfect


Farrar & Forbes
ESTATE AGENTS


Farrar & Forbes
ESTATE AGENTS


SMEG
Farrar & Forbes
ESTATE AGENTS


Farrar & Forbes
ESTATE AGENTS



Floor 0



Floor 1

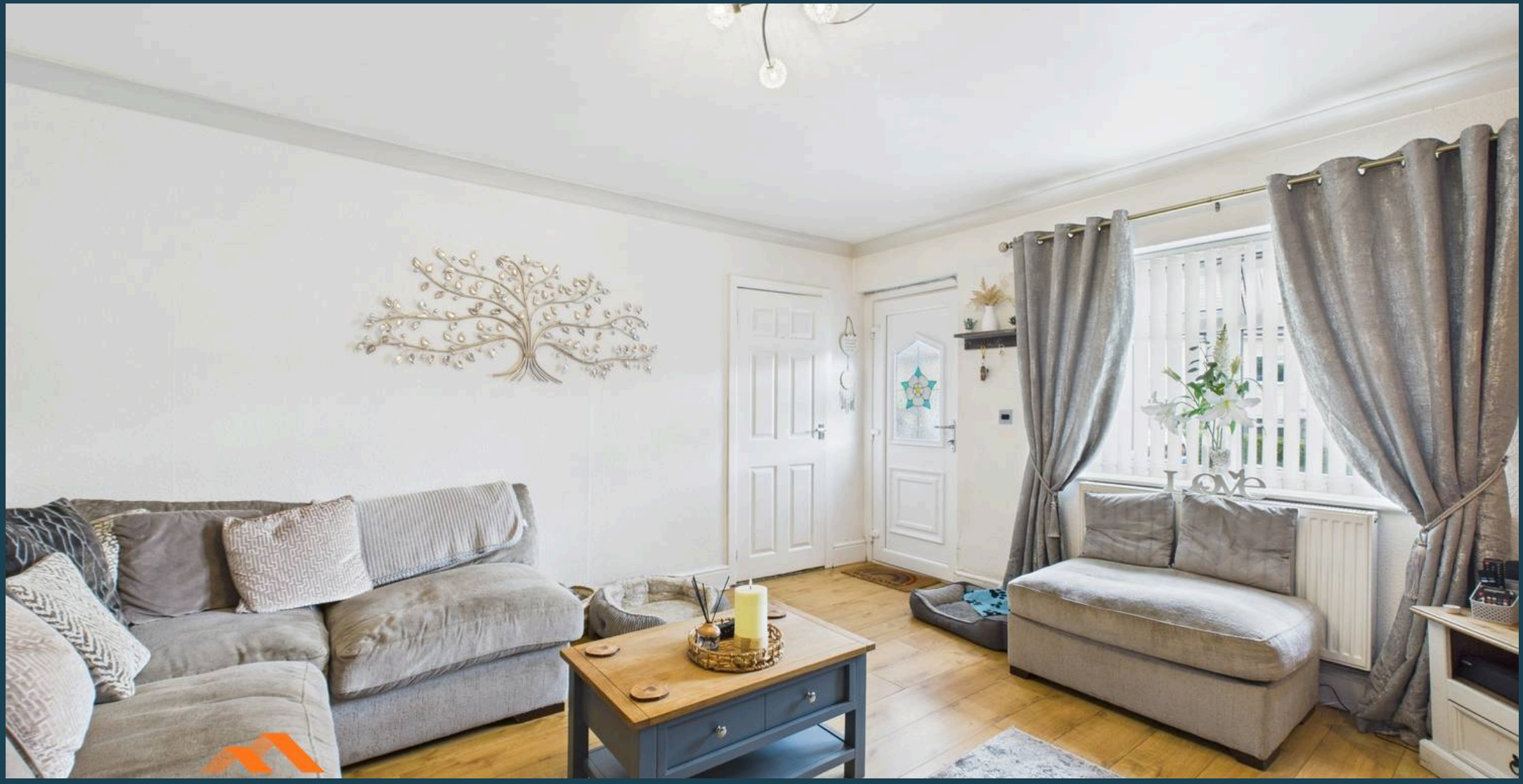
Approximate total area(1)

70.1 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

Farrar & Forbes Estate Agents 1, Arcadia, Market Street - BB8 0HX

01282914042

info@farrarandforbes.co.uk

farrarandforbes.co.uk/