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Plot 17 Boulsworth View  
Colne BB8 7DW

£92,500



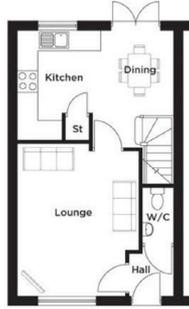
### Key Features:

- Excellent catchment area for Schools
- Beautifully designed interior
- Special blend of skilful design & modern specification
- Ideal for young professionals/growing families
- Master bedroom with en-suite
- Superbly planned accommodation

Tenure:  
EPC Rating: G  
Council Tax Band:



# 3 BEDROOM House - Semi-Detached



## GROUND FLOOR

LOUNGE	4.58m x 3.60m	15'0" x 11'10"
KITCHEN/DINING	4.62m x 3.27m	15'2" x 10'9"
W/C	1.66m x 0.91m	5'5" x 3'0"

## FIRST FLOOR

BEDROOM 1	3.07m x 3.06m	10'1" x 10'0"
EN-SUITE	2.34m x 1.47m	7'8" x 4'10"
BEDROOM 2	2.77m x 2.65m	9'1" x 8'8"
BEDROOM 3	2.83m x 1.86m	9'3" x 6'1"
BATHROOM	1.91m x 1.71m	6'3" x 5'7"

## Main Description:

**\*\*NEW RELEASE\*\***

The Windermere (Plot 17) is a new three bedroom semi detached home on 50% Shared Ownership.

With a truly contemporary feel this stylish three bedroom home has an open plan kitchen/dining room with French doors opening into the garden and a generous sized lounge. The first floor comprises three bedrooms including a master bedroom with en-suite and fitted wardrobes and a family bathroom.

Boulsworth view is located in Colne which is surrounded by stunning countryside with lots of beautiful areas to visit including Wycoller Country Park, Boulsworth and the famous Pendle Hill. This prestigious development will have a range of properties for young professionals and growing families offering a range of superb 3 & 4 bedroom homes providing something for all lifestyles whatever your needs. Leisure time can be spent walking, cycling, shopping or just relaxing in one of the many country pubs in the local area. There are many amenities on the doorstep of the development including supermarkets, local primary schools such as Colne Christ Church of England and Laneshawbridge primary schools and for secondary Park High School, plus the many varied shops and restaurants that Colne and the surrounding area has to offer.

Colne also has a buoyant night-time economy, with a number of restaurants in the vicinity of its three theatres: the amateur-run Pendle Hippodrome, The Municipal Hall ('The Muni'), which hosts concerts, exhibitions and the annual pantomime, and the Little Theatre, home of Colne Dramatic Society.

Every August bank holiday since 1989, the award-winning Great British Rhythm and Blues Festival has been hosted at venues throughout the town, attracting artists and visitors from across the world. Many local pubs and clubs stage music gigs; others hold 'fringe' type performances. The larger events are staged at the Municipal Hall close to the town centre.



**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 tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property