



221 Scar Lane, Golcar

An appealing stone-built three-bedroom semi-detached period family home boasting a bay window to the front, sun lounge to the rear, good sized gardens and far-reaching Colne Valley views to the rear. Offered for sale with no upper chain this property comes highly recommended and offers an opportunity to secure a family home with huge potential in the popular village of Golcar. The accommodation briefly comprises: entrance hallway, lounge, dining kitchen, WC, sun lounge, three bedrooms and bathroom. With gas fired central heating, double glazing, security alarm system and a family sized dining kitchen to the rear. Early viewing is a must.

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Accommodation:

GROUND FLOOR



Entrance Hallway

Access is gained via a double-glazed external door with a double-glazed panel above and the entrance hall benefits from a tiled floor which runs through to the dining kitchen. In the hallway there is a central heating radiator and stairs rise to the first-floor landing.



Lounge

11'10" x 10'11" plus bay

The lounge benefits from a bay window with a curved central heating radiator beneath and there is a living flame gas fire set upon a raised half with a granite style backcloth and period style surround.



Dining Kitchen



Dining Kitchen

17'11" x 10'2" max

This good size family room benefits from units to the high and low level, there is a one and a half stainless steel sink unit with mixer tap over, plumbing for automatic washing machine and dishwasher, integral electric oven and electric hob with extractor fan over. The kitchen has inset spotlights to the ceiling and an ornate timber finish above the oven which is set within the chimney breast area. The flooring is tiled and runs through from the hallway as previously mentioned. The properties gas fired central heating boiler is located in a cupboard in the corner and a part glazed door give access through to the property's side porch. Glazed French doors give access to the property's sun lounge.



Sun Lounge

9'4" x 8'6"

Taking full advantage of the superb views and garden, the sun lounge has glazing to three sides, tiled floor, central heating radiator and inset spotlights to the ceiling.



Ground Floor WC

Comprising of a two-piece suite including and wash basin and low-level flush WC in white there is tiling to half height, an inset spotlight to the ceiling and a small window to the side. The WC is directly off the kitchen area and under the stairs.

FIRST FLOOR



Landing

The landing area is home to the property's loft access point; doors lead off and there is an obscure double glaze window to the side.



Bedroom 1

11'10" x 8'11" plus robes

To the front of the property with double glazed window allowing views to the property's front garden, there is a central heating radiator and a bank of inbuilt wardrobes.



Bedroom 2

10'11" x 10'2"

To the rear of the property and enjoying particularly impressive far-reaching views, the room has built-in wardrobes to the side of the chimney breast, some shelving and additional storage to the right. There is a central heating radiator.



Bedroom 3

9'1" x 6'11" max

Whilst the smallest of the rooms the bedroom is of good size with a useful bulkhead storage shelf, central heating radiator and double-glazed window allowing views to the property's front garden.



House Bathroom

7'5" x 6'11"

The bathroom comprises of a three-piece suite in white including pedestal hand wash basin, low-level flush WC and good size glazed shower cubicle. The shower is electric, there are inset spotlights to the ceiling, extractor fan and an obscure double-glazed window. The bathroom has a central heating radiator, tiled floor and is tiled to ceiling height.



Aerial View



Outside Rear



OUTSIDE

To the front the property benefits from a particularly wide access drive which offers off-road parking for a number of vehicles and there is established planting. Steps with railings rise to the property's front door and metal twin gates give access down to the drive at the side where there is additional external lighting, small under house storage and the drive continues to the single detached garage with a up and over door. The garage also has a side access door and a double-glazed window. The rear garden has a paved area as well as a gravel area where the path leads down to an artificial lawned area. Here there are established beds to various points with a degree of established planting and a further paved area for additional outside entertaining space which naturally enjoy a pleasant outlook to the rear. There is a garden shed and a gate to the rear access to the additional area.

Viewing

By appointment with Wm. Sykes & Son.

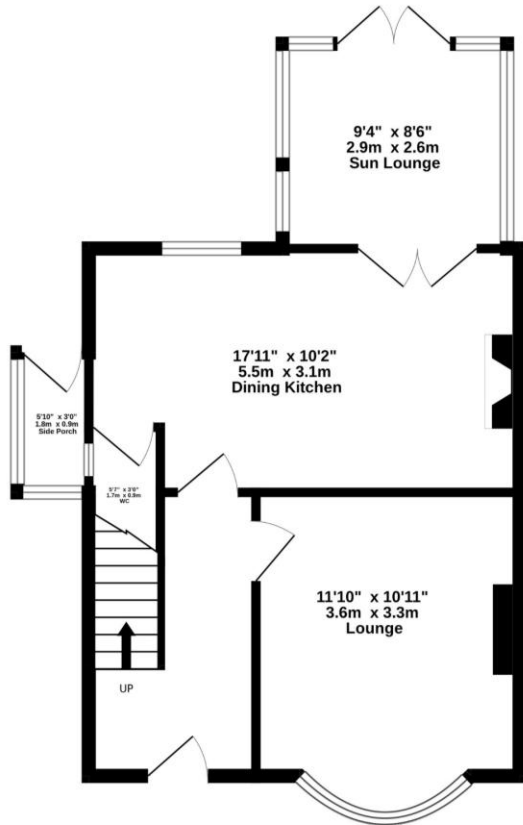
Location

Leave Golcar village centre down Town End which becomes Church Street then Knowl Road and then Scar Lane. As you drive down Scar Lane towards Milnsbridge no. 221 is on the right. The property is approximate 0.7 of a mile from the village centre.

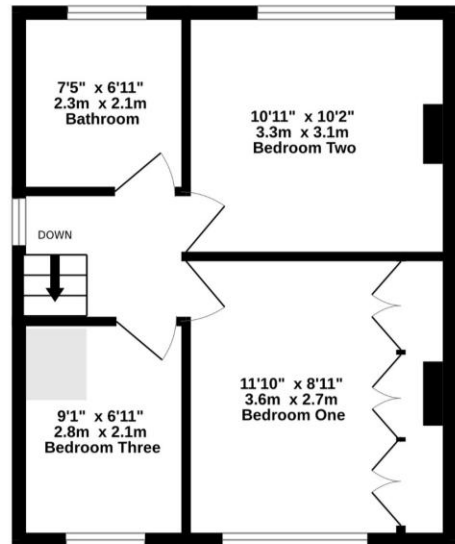
Additional Information

- Council Tax – Band C
- Tenure – Freehold
- Energy Rating 56 (Band D)
- Utilities:-
 - Water – mains
 - Drainage – mains
 - Gas – mains
 - Electricity - mains
 - Heating – gas fired central heating
 - Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows there is a broadband service in the area (including ‘Ultrafast’), and mobile coverage at the property is offered by several providers.

GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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