



Hilton &
Horsfall

BB8 OPN

Avondale Street, Colne

Offers In The Region Of £145,000

An absolutely stunning property which has been meticulously renovated throughout to an exceptional standard. This mid terraced dwelling affords many noteworthy features and is a true credit to the current owner. Briefly comprising of: beautiful family sized living room, a modern breakfast kitchen with inbuilt appliances, two well proportioned bedrooms and an immaculate 3-piece bathroom suite to the first floor. In addition, the property has a grey composite front door, uPVC windows and a secure yard to the rear. All local amenities and the town centre is just a short drive away, as is the M65 motorway network, providing links to Manchester, Preston and beyond. This is one not to be missed. Early viewing is highly advised.

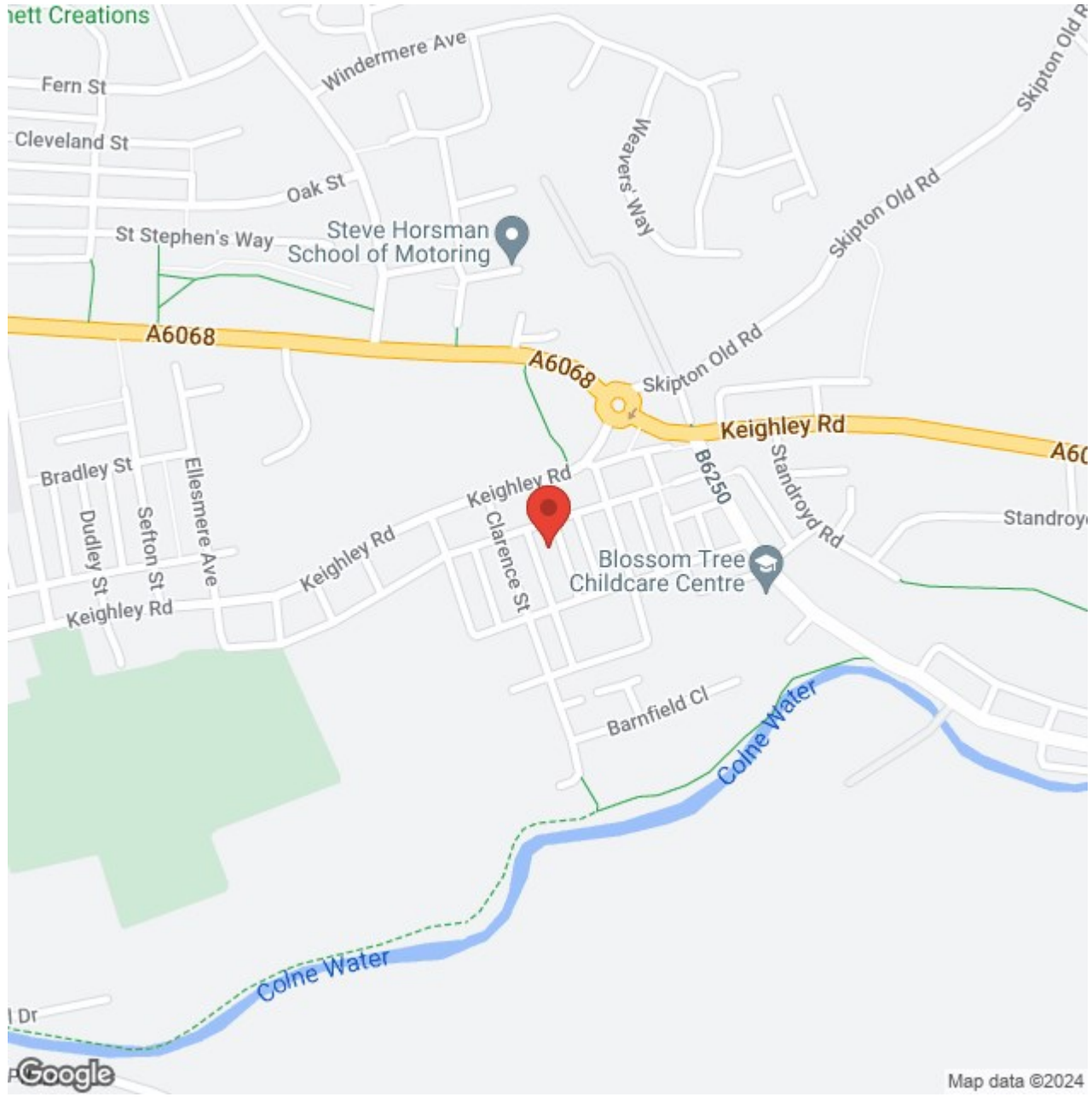
Leasehold. Tax band A.

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Lancashire

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ENTRANCE

With a uPVC composite door leading to:

LIVING ROOM 12'7" x 13'9" (3.850 x 4.199)

A family sized living room with media wall, wall mounted television point, LED spotlights, 1x radiator and a uPVC double glazed window to the front elevation.

KITCHEN 13'9" x 9'2" (4.193 x 2.804)

A modern fitted kitchen with a range of wall and base units, with built in appliances such as dishwasher, electric oven and a 4 ring gas hob with extractor hood over. The kitchen also boasts a built in breakfast bar, sink with copper mixer tap, plumbing for a washing machine, under stairs storage, LED spotlights, uPVC double glazed window to the rear elevation and uPVC double glazed door leading to the rear yard.

BEDROOM ONE 13'9" x 12'8" (4.199 x 3.883)

A bedroom of double proportion with ample room for wardrobes and drawers, 1x radiator, built in storage cupboard which has access to the loft which is boarded, LED spotlights and a uPVC double glazed window to the front elevation.

BEDROOM TWO 9'2" x 9'6" (2.799 x 2.904)

A good sized single bedroom with ample room for wardrobes and drawers, LED spotlights, 1x radiator and a uPVC double glazed window to the rear elevation.

BATHROOM

A modern three piece bathroom suite with a shower tray and rainfall shower over, a push button w.c, vanity sink with chrome mixer tap, LED spotlights, a chrome heated towel rail, extractor fan and a uPVC frosted double glazed window to the rear elevation.

EXTERNALLY

To the rear of the property is a secure yard with 2x outhouses ideal for storage.

PUBLISHING

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PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



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OUTSIDE

To the rear of the property is a secure yard with 2x outhouses ideal for storage.





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