



Hilton &
Horsfall

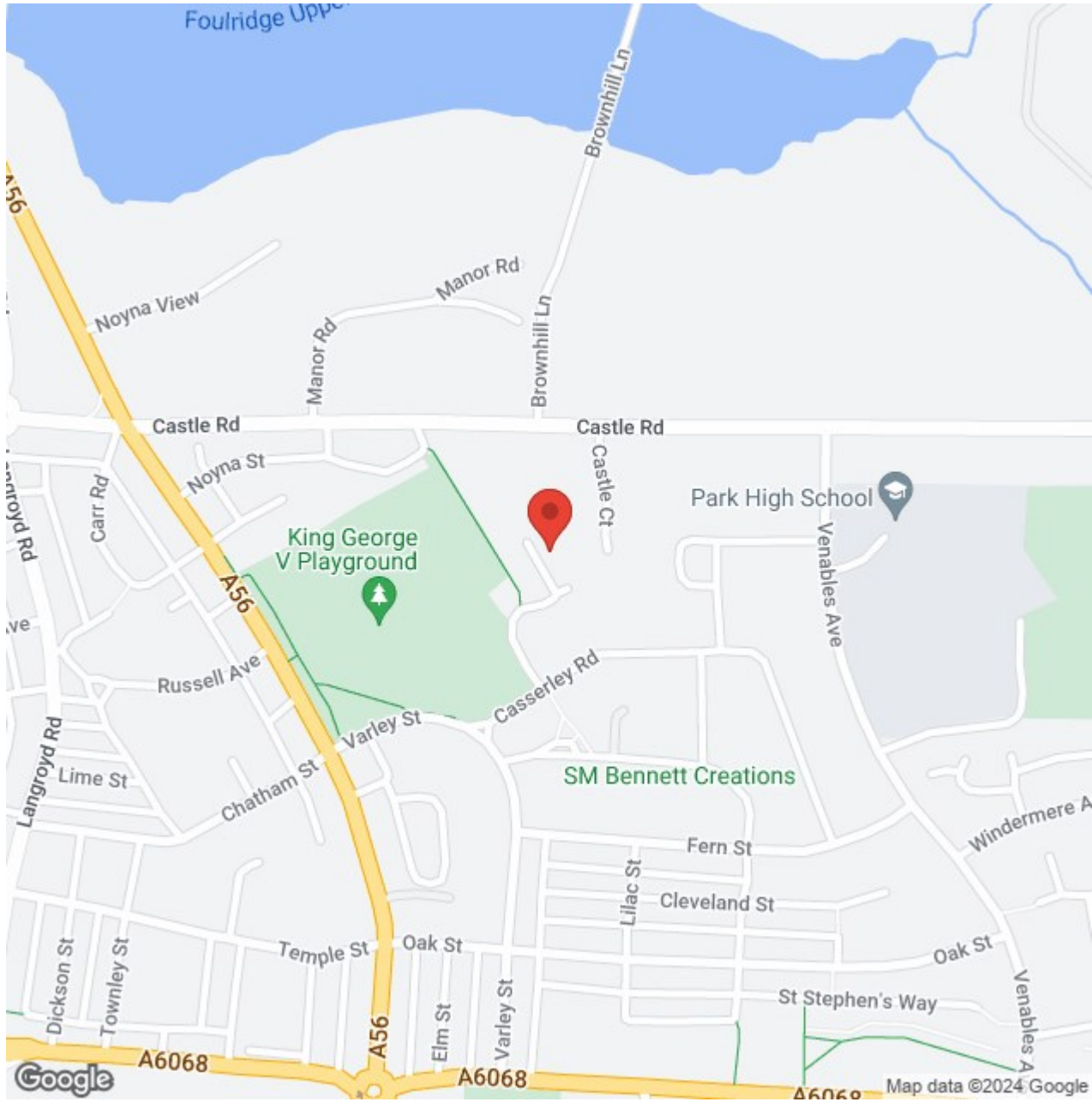
The Green, Colne

Offers In The Region Of £219,950

- Semi Detached Bungalow
- No Chain
- Two Bedrooms
- Garden
- Driveway
- Garage

A fantastic opportunity to acquire this beautifully presented TWO bedroomed bungalow in a highly sought after area of Colne. With local amenities, restaurants and good schools close by. This stunning dwelling briefly comprises of: a spacious living room with open plan access to the dining area, kitchen, two well proportioned double bedrooms, modern 3 piece shower room and a bright and airy conservatory. The property benefits from a larger than average corner plot and is available with no chain delay. Externally to the front elevation you will find a lawned garden and a driveway leading to a garage. To the rear elevation you will find a well maintained enclosed garden with far reaching views. Early viewing is advised as this is one not to be missed. Freehold. Council Tax Band 'C'.







Lancashire

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GROUND FLOOR

Having a uPVC double glazed front door leading into:

ENTRANCE HALLWAY

Having coving, 1x radiator, inbuilt storage cupboard and access to the loft hatch.

LIVING ROOM 13'3" x 11'3" (4.039m x 3.431m)

A comfortable sized room having 1x radiator, television point, telephone point, coving, a uPVC double glazed window to the front elevation offering far reaching views and open plan access to the dining area.

DINING AREA 9'1" x 8'1" (2.783m x 2.486m)

Open to the living room / kitchen and having wood effect flooring, 1x radiator, coving, space for a table / chairs and a patio sliding uPVC double glazed door leading into:

CONSERVATORY 9'6" x 9'8" (2.90m x 2.95m)

Overlooking the rear garden and having tiled flooring and a uPVC double glazed door leading out to the rear elevation.

KITCHEN 7'8" x 8'10" (2.344m x 2.710m)

Having fitted wall and base units, contrasting work surfaces over, wood effect flooring, inset sink with a mixer tap, tiled splash backs, electric oven, 4-ring electric hob, air extraction hood over, space for a freestanding fridge / freezer and a uPVC double glazed window to the rear elevation.

BEDROOM ONE 8'3" x 12'3" (2.537m x 3.752m)

A room of double proportions having fitted wardrobes, 1x radiator and a uPVC double glazed window to the front elevation, offering far reaching open views.

BEDROOM TWO 10'10" x 7'10" (3.323m x 2.390m)

A well proportioned room having fitted wardrobes, 1x radiator and a large uPVC double glazed window to the rear elevation.

SHOWER ROOM

A 3-piece suite comprising of: a low level w.c, pedestal sink, shower cubicle, 1x radiator and a uPVC double glazed window to the side elevation.

GARAGE 15'10" x 9'1" (4.846m x 2.792m)

A spacious garage, ideal for storage. Having power, lighting, access to the boiler, up and over electric garage door, plumbing for a washing machine, space for a tumble dryer, a uPVC double glazed window and door leading to the rear elevation.

360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/the-green-colne>

EXTERNALLY

Externally to the front elevation you will find a lawned garden and a driveway leading to a garage. To the rear elevation you will find a well maintained enclosed garden with far reaching views.

PUBLISHING

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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.

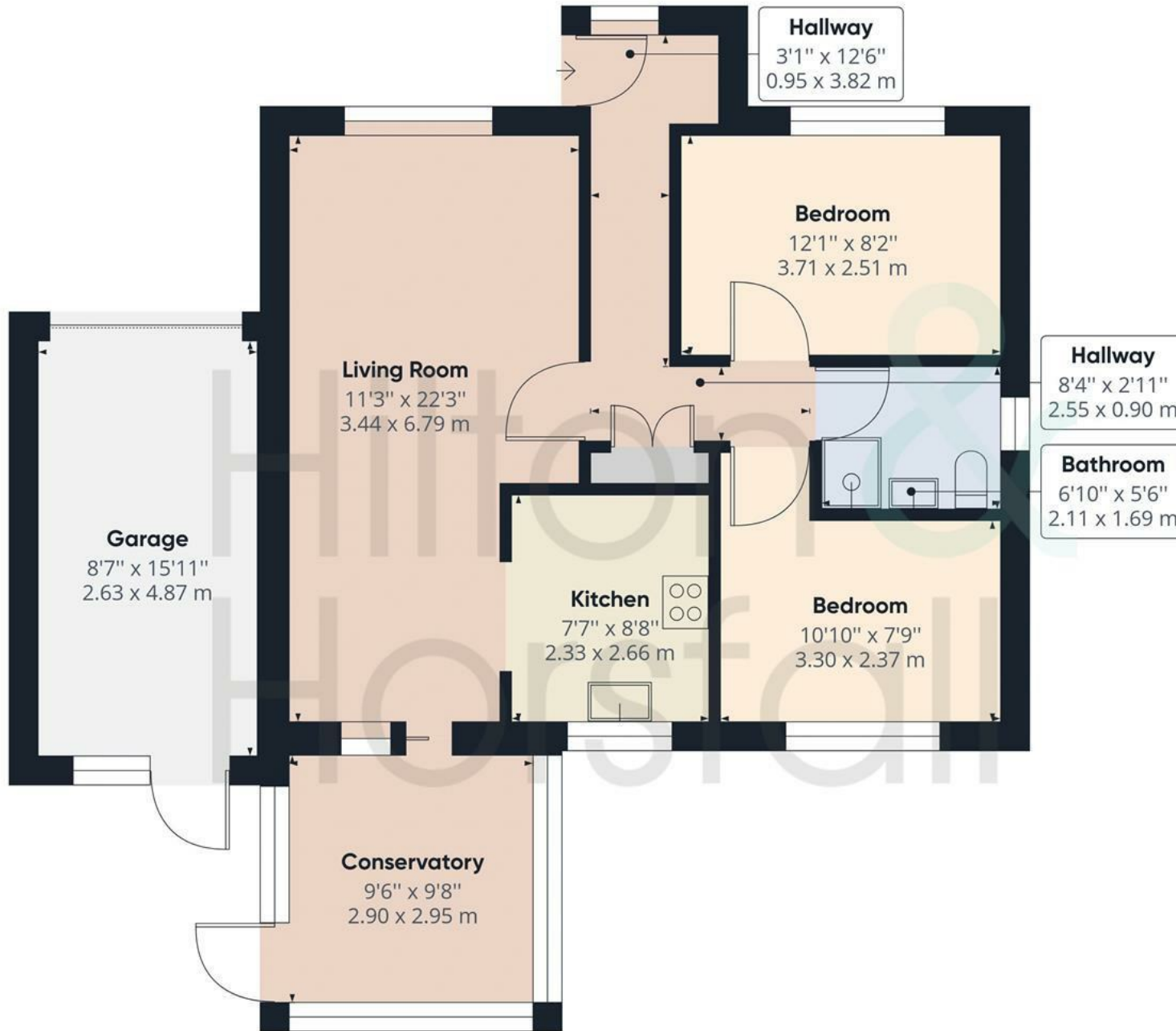


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OUTSIDE

Externally to the front elevation you will find a lawned garden and a driveway leading to a garage. To the rear elevation you will find a well maintained enclosed garden with far reaching views.





Approximate total area⁽¹⁾

844.68 ft²
78.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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