



Hilton &
Horsfall

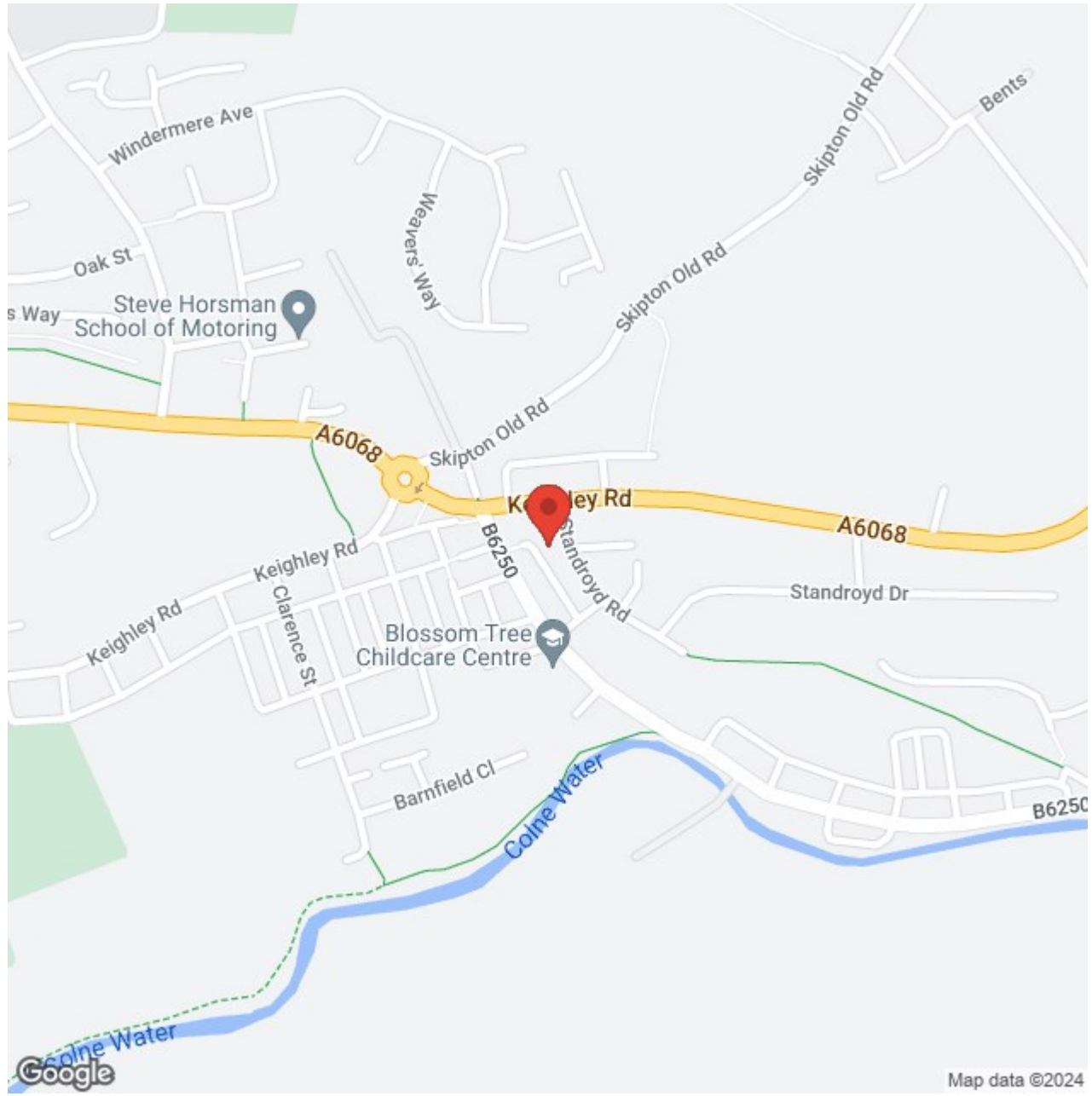
BB8 7BE

Standroyd Road, Colne

Offers In The Region Of £244,950

We are delighted to offer this family sized dwelling onto the property market. This three bedroom 3-storey townhouse is located in a sought after part of Colne within a short distance of local town centre amenities, transport links, primary / secondary schools and M65 motorway networks. Affording noteworthy features and briefly comprising of: an entrance hallway with a staircase leading to the first floor, ground floor w.c, integral garage, sitting room with access out to the rear garden. On the first floor you will find a family sized living room and a fitted dining kitchen. To the second floor you will find three double bedrooms (master with ensuite shower room) and a three piece house bathroom. Externally to the front elevation you will find a driveway and access to the integral garage. To the rear elevation you will find an enclosed south west facing garden. Council Tax Band 'D'. Freehold. Early viewing is advised to avoid disappointment.







Lancashire

We are delighted to offer this family sized dwelling onto the property market. This three bedroom 3-storey townhouse is located in a sought after part of Colne within a short distance of local town centre amenities, transport links, primary / secondary schools and M65 motorway networks. Affording noteworthy features and briefly comprising of: an entrance hallway with a staircase leading to the first floor, ground floor w.c, integral garage, sitting room with access out to the rear garden. On the first floor you will find a family sized living room and a fitted dining kitchen. To the second floor you will find three double bedrooms (master with ensuite shower room) and a three piece house bathroom. Externally to the front elevation you will find a driveway and access to the integral garage. To the rear elevation you will find an enclosed south west facing garden. Council Tax Band 'D'. Freehold. Early viewing is advised to avoid disappointment.

GROUND FLOOR

Having a uPVC double glazed front door leading into:

ENTRANCE HALLWAY

A welcoming hallway having wood flooring, coving, 1x radiator and a staircase leading to the first floor / landing.

GROUND FLOOR W.C

A 2-piece suite comprising of: a Roca push button w.c, Roca pedestal sink with mixer tap, wood flooring, 1x radiator, coving and a uPVC double glazed frosted glass window to the front elevation.

SITTING ROOM 10'0" x 16'11" (3.065m x 5.175m)

Located on the ground floor, this room has a multitude of uses. Having wood flooring, 1x radiator, coving, under stairs storage cupboard, a uPVC double glazed window to the rear elevation and patio doors leading out to the garden.

INTEGRAL GARAGE 19'7" x 9'5" (5.987m x 2.891m)

A large space ideal for storage, also utilised as a utility room. Having plumbing for a washing machine, space for a tumble dryer, inset sink, a uPVC double glazed window to the side elevation and an electric roller garage door.

FIRST FLOOR / LANDING

Having 1x radiator, coving and a staircase leading to the second floor.

LIVING ROOM 16'9" x 16'11" (5.129m x 5.164m)

A family sized room having wood effect flooring, electric fireplace set within a feature fireplace, 2x patio doors leading to a Juliette balcony, a uPVC double glazed window to the front elevation, coving, inbuilt bluetooth speakers, 1x radiator and a television point. Having open plan access through to:

DINING KITCHEN 16'11" x 15'10" (5.164m x 4.850m)

Offering fitted wall and base units, contrasting work surfaces, 1x radiator, ample space for a dining table / chairs, inbuilt bluetooth speakers, coving, patio doors leading to a Juliette balcony, a uPVC double glazed window to the rear elevation, wood effect flooring, space for a free standing fridge / freezer, integrated dishwasher, tiled splash backs, inset sink, gas 4-ring hob, air extraction hood over and an electric oven.

SECOND FLOOR / LANDING

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

BEDROOM ONE 14'11" x 9'3" (4.569m x 2.835m)

A room of double proportions having inbuilt wardrobes, inbuilt bluetooth speaker, 1x radiator and a uPVC double glazed window to the front elevation. With access through to:

ENSUITE SHOWER ROOM

A 3-piece suite comprising of: a walk-in shower cubicle, push button w.c, pedestal sink with a mixer tap, shaving point, coving, partially tiled walls, 1x chrome radiator and a frosted uPVC double glazed window to the side elevation.

BEDROOM TWO 9'9" x 11'0" (2.978m x 3.358m)

Another room of double proportions having 1x radiator, inbuilt bluetooth speaker, ample space for a wardrobe / drawers and a uPVC double glazed window to the rear elevation.

BEDROOM THREE 11'8" x 7'4" (3.569m x 2.260m)

Yet again another room of double proportions having inbuilt wardrobes, 1x radiator and a uPVC double glazed window to the front elevation.

HOUSE BATHROOM

A 3-piece house bathroom comprising of: a Roca push button w.c, Roca pedestal sink with a mixer tap, Jacuzzi bath with overhead shower, partially tiled walls, 1x chrome radiator and a uPVC double glazed frosted glass window to the rear elevation.

EXTERNALLY

Externally to the front elevation you will find a driveway and access to the integral garage. To the rear elevation you will find an enclosed south west facing garden. Having an artificial lawn and a patio seating area.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

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.



Hilton & Horsfall

BB8 7BE

OUTSIDE

Externally to the front elevation you will find a driveway and access to the integral garage. To the rear elevation you will find an enclosed south west facing garden. Having an artificial lawn and a patio seating area.







Hilton & Horsfall



Hilton & Horsfall



Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
[t. 01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
[t. 01200 435667](tel:01200435667)