



Hilton &
Horsfall

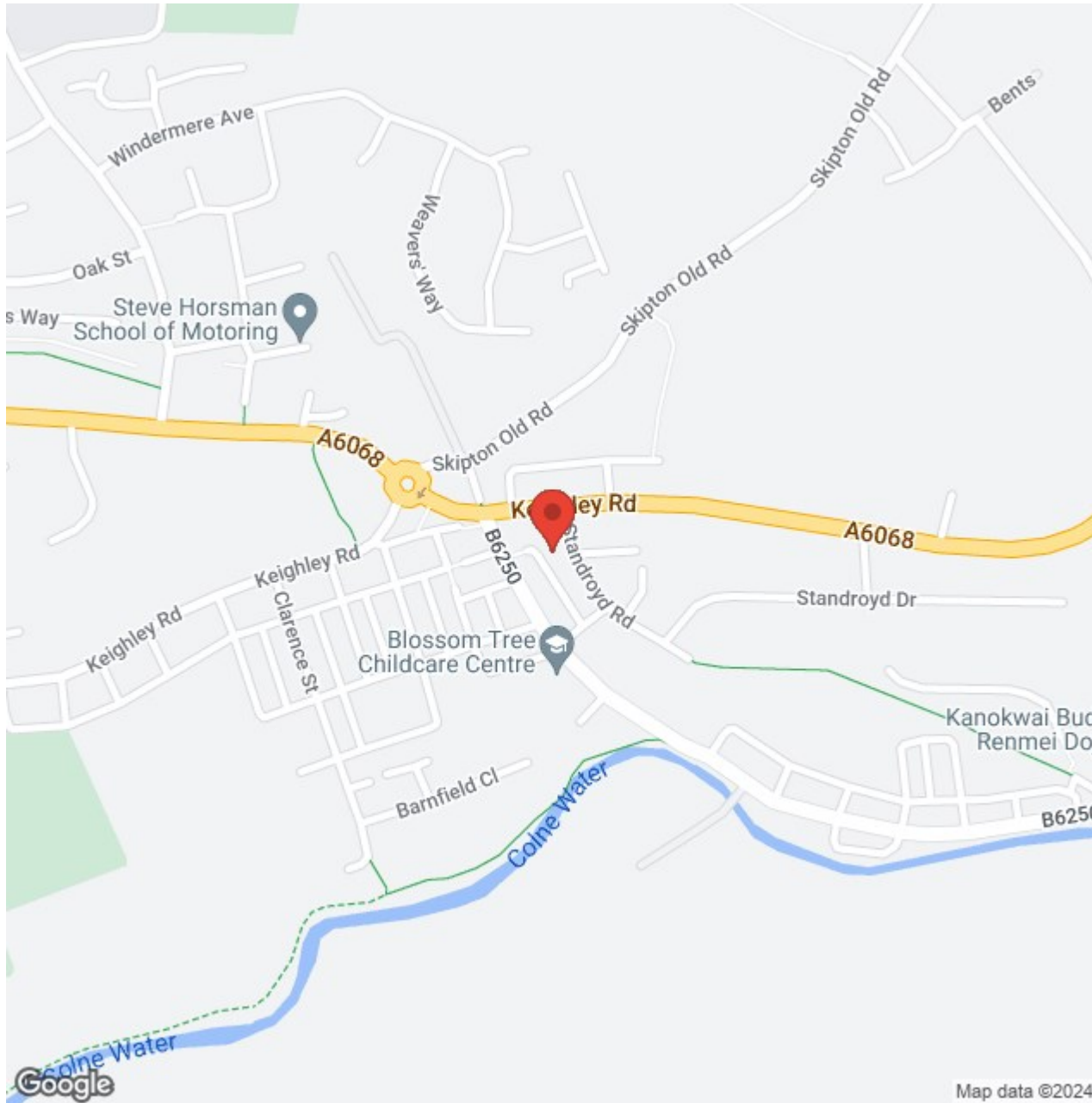
BB8 7BE

Standroyd Road, Colne

Offers In The Region Of £239,950

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

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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

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OUTSIDE

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