





Hilton &  
Horsfall

BB8 9SN

## Plot 5, Alkincoats View, Haverholt Close, Colne

£249,950

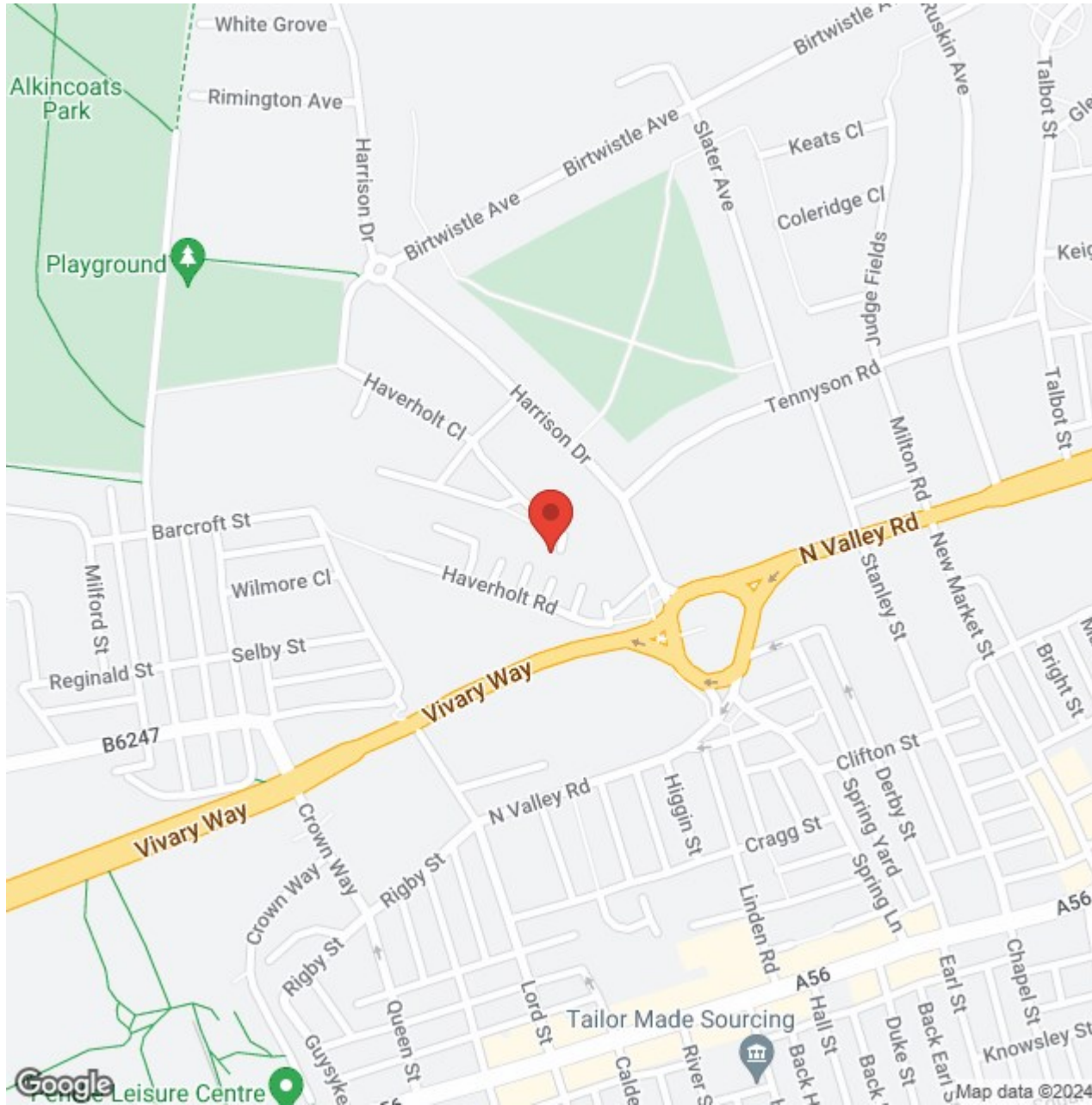
Alkincoats View is a brand new and exclusive development of just 6 x 2 bedroomed bungalows and 5 x 2 bedroomed apartments. Each dwelling has been meticulously designed to a high specification and include stunning German kitchens with inbuilt appliances, contemporary bathroom suites and well proportioned bedrooms. All the bungalows and ground floor apartments have a small easily maintained garden in addition to the communal areas. Nestled within private gated grounds these homes offer secure parking and tranquil surroundings away from the busy main road. Adjacent to the development is access to Alkincoats Park and all local amenities including the M65 motorway network providing links to Manchester, Preston and beyond are but a short drive away.

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## Lancashire

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### FIRST FLOOR

#### **LIVING ROOM 32'6" x 11'11" (9.92m x 3.64m)**

A comfortable room which incorporates the fully fitted kitchen.

#### **OPEN PLAN KITCHEN 32'6" x 8'7" (9.92m x 2.64m )**

With a contemporary range of high quality handleless German kitchen units in Sand Beige Silky Matt with Oak Terra work surfaces, splash backs and upstands, Soft close drawer / cupboards, Blanco one and a half bowl sink in Anthracite, Blanco high quality contemporary chrome mixer tap, Bosch single oven\*, Bosch integrated combination microwave\*, Bosch 4 Zone induction hob\*, Bosch integrated fridge / freezer 70/30\*, Bosch Chimney Extractor Hood and space for washing machine, uPVC windows to the front elevation.

#### **BEDROOM ONE 14'0" x 17'7" (4.27m x 5.38m)**

A bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator,

recessed LED spotlights and uPVC double glazed window to the rear elevation.

#### **BEDROOM TWO 10'9" x 11'9" (3.28m x 3.59m)**

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator, recessed LED spotlights and uPVC double glazed window to the rear elevation.

#### **BATHROOM 6'11" x 11'9" (2.13m x 3.60m)**

A modern 4-piece suite comprising of white sanitary ware including a low level push button w.c, a wash basin, a panelled bath and a separate shower cubicle. Also having polished chrome fixings, a chrome heated towel radiator, part tiled walls and fully tiled flooring.

### EXTERNALLY

Externally to the front is allocated parking with additional space(s) for visitor parking. In addition the main entrance to the development is accessed via a remotely operated gate, controlled by both a supplied residents key fob and a key pad visitors entry system.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/alkincoats-view-colne>

### RESTRICTIONS

Motorhomes, commercial vans and caravans are not permitted within the grounds of the development in the interest of other residents. In addition the admission of pets within the apartments are at the discretion of the developer / management company.

### 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.



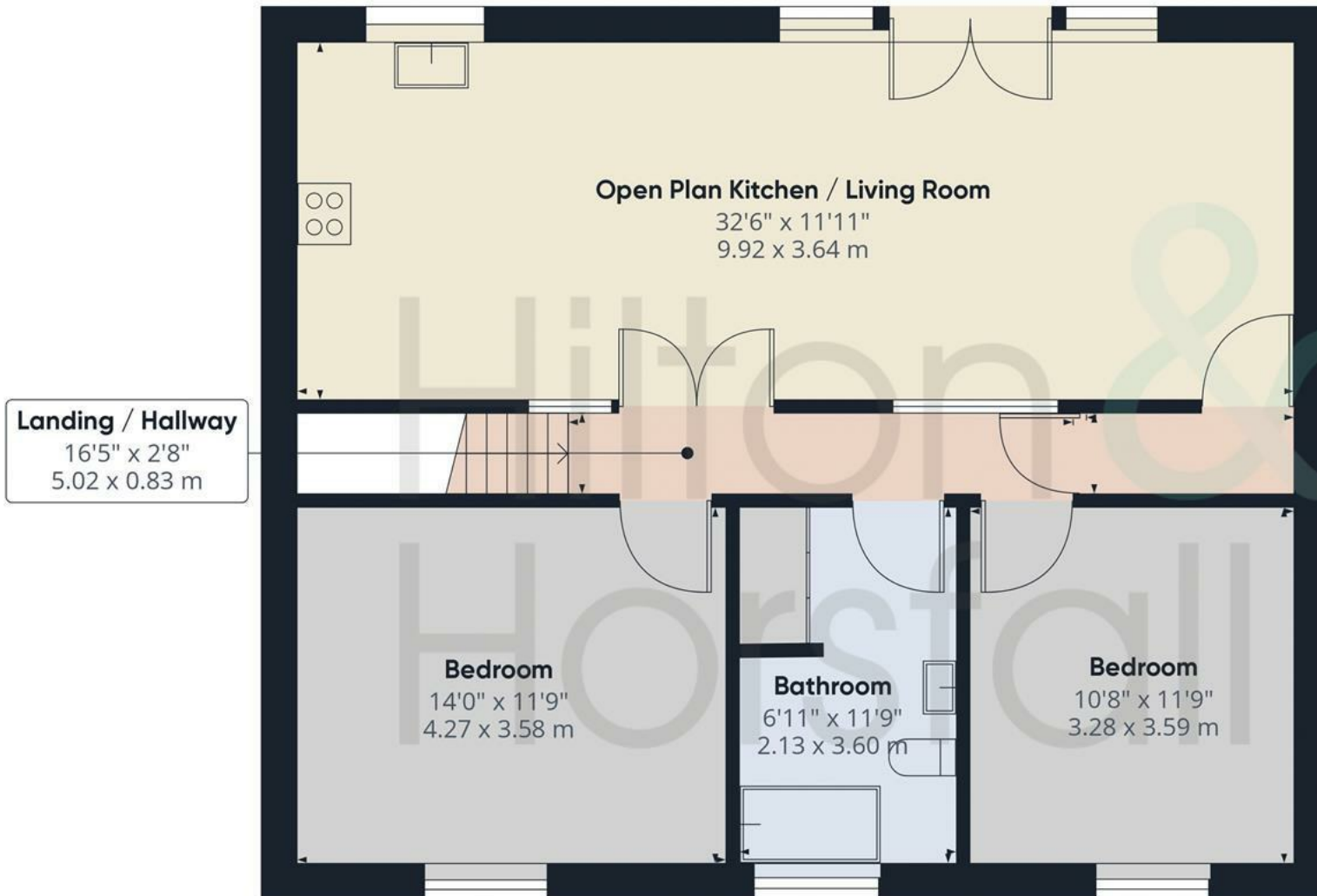


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## OUTSIDE

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Approximate total area<sup>10</sup>  
844.54 ft<sup>2</sup>  
78.46 m<sup>2</sup>

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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