





Hilton &  
Horsfall

BB8 9QP

## Barrowford Road, Colne

### Offers In The Region Of £349,950

- Semi Detached
- Large South Facing Garden
- Driveway & Garage
- Modern Breakfast Kitchen
- Popular Location

A fantastic semi-detached property situated in the town of Colne just on the outskirts of Barrowford. The ground floor hosts a warm and inviting living room enriched by a cozy fireplace, a restroom, and a fully equipped dining kitchen with its own laundry area. The first floor houses all 3 bedrooms and a 4 piece bathroom, outfitted with a both a shower and bath. An additional room awaits exploration on the second floor, offering a flexible living space for you to customize as you see fit. The property also features a large south facing garden, a garage for added convenience and a summer house / bar.

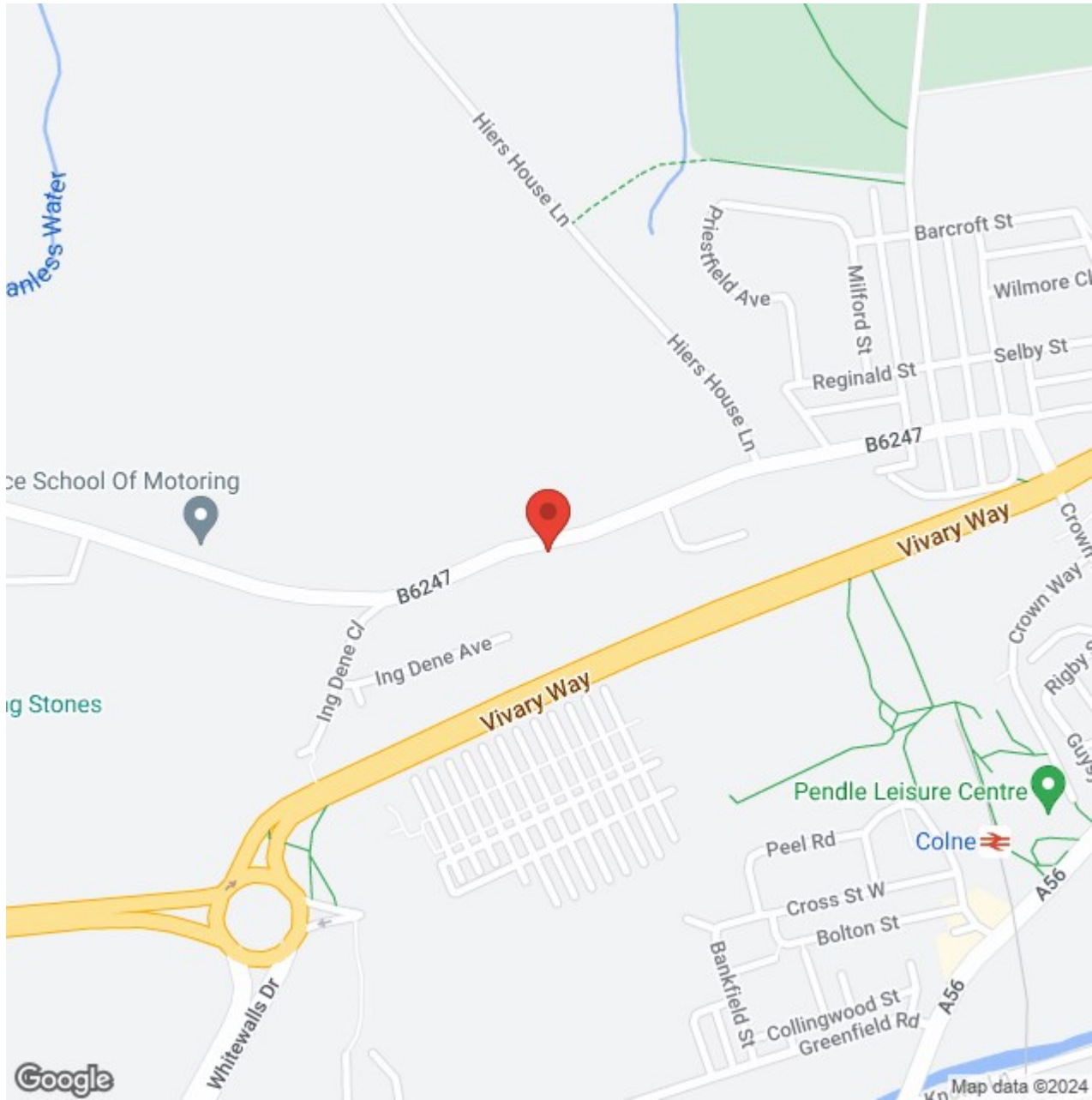
This refurbished property is located in close proximity to various amenities, ensuring a comfortable life for future owners. You'll find the popular Boundary Outlet Colne, a well-established department store ideal for all your household needs. Grocery shopping is made easy with Sainsbury's supermarket and Booths grocery store, both just a stone's throw away. For those who value delicious dining experience, you'll be delighted with the nearby Banny's British Kitchen. Social butterflies will love visiting the bustling White Bear Pub, the perfect place for a laid-back Saturday evening. The residence is also conveniently close to Barrowford, opening up a gateway for endless exploration of the region's attractions. This stunning property boasts an ideal blend of comfort, functionality, and outstanding location.

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## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE HALLWAY

A welcoming entrance hallway with mosaic print flooring, 1x central heating radiator, open balustrade staircase to the first floor / landing and uPVC double glazed window and door with glass stained window to the front elevation.

#### LIVING ROOM 13'6" x 10'8" (4.14m x 3.26m )

A family sized living room with space for settees, ceiling coving, television point, 1x central heating radiator, wall feature fireplace with log burning stove set within uPVC double glazed bay fronted window and sliding doors that open up leading through to the dining kitchen.

#### DINING KITCHEN 23'4" x 12'4" (7.12m x 3.77m )

Offering a range of fitted wall and base units with contrasting granite worktops, wood effect flooring, inset sink with pull-out tap, recessed LED spotlights, space for table and chairs, 2x central heating radiators, pendant lights, sliding doors to the living room, uPVC double glazed window to the side and rear elevation, uPVC patio doors leading out to the rear garden and uPVC door leading out to the side elevation. Having an array of integrated appliances such as: NEFF oven / grill, NEFF combi microwave, NEFF 5 ring gas hob with extract fan above, 60/40 fridge / freezer, dishwasher, plumbing for a washing machine and Worcester boiler

#### GROUND FLOOR W.C

A useful ground floor w.c having a low level w.c, wall mounted sink and uPVC double glazed frosted window to the side elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE 12'6" x 10'9" (3.83m x 3.29m )

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

#### BEDROOM TWO 10'11" x 10'7" (3.35m x 3.23m )

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

#### BEDROOM THREE 8'0" x 7'4" (2.45m x 2.25m )

A bedroom of single proportions with space for drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BATHROOM

A modern four piece shower room comprising of: tiled flooring and walls, push button w.c, bath tub with chrome mixer taps, corner shower cubicle with rainfall shower head, sink in vanity unit, heated chrome towel rack, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the rear elevation.

### SECOND FLOOR / LANDING

On the second floor / landing you will find:

#### ATTIC ROOM 12'4" x 11'9" (3.76m x 3.60m )

A spacious attic room having storage into the eaves, full lighting and electrics and 2 x velux windows to the rear elevation.

#### EXTERNALLY

Externally to the front elevation there is a lawn with a mature tree and a large driveway leading down to the garage providing ample space for off road parking and storage purposes. To the rear elevation you will find an extensive enclosed south facing garden with a mainly laid lawn, Indian Stone flagged patio area with space for garden furniture, mature trees, shrubs and flowerbeds, storage area, outside lighting and access to the summer house / bar. Perfect for use during the Spring / Summer months.

#### SUMMER HOUSE / BAR 12'2" x 8'11" (3.73m x 2.74m )

A brilliant addition to the property having wood flooring, seating area, full lighting and electrics, bar area and wood frame windows.

#### GARAGE 18'2" x 7'9" (5.54m x 2.38m )

Ideal for storage and off road parking purposes.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/barrowford-road-colne>

#### PROPERTY DETAILS

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

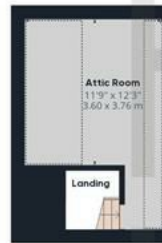
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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>

1393.42 ft<sup>2</sup>


129.45 m<sup>2</sup>

Reduced headroom

100.61 ft<sup>2</sup>

9.35 m<sup>2</sup>

(1) Excluding balconies and terraces.

 Reduced headroom  
(below 1.5m/4.92ft)

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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