



Hilton &
Horsfall

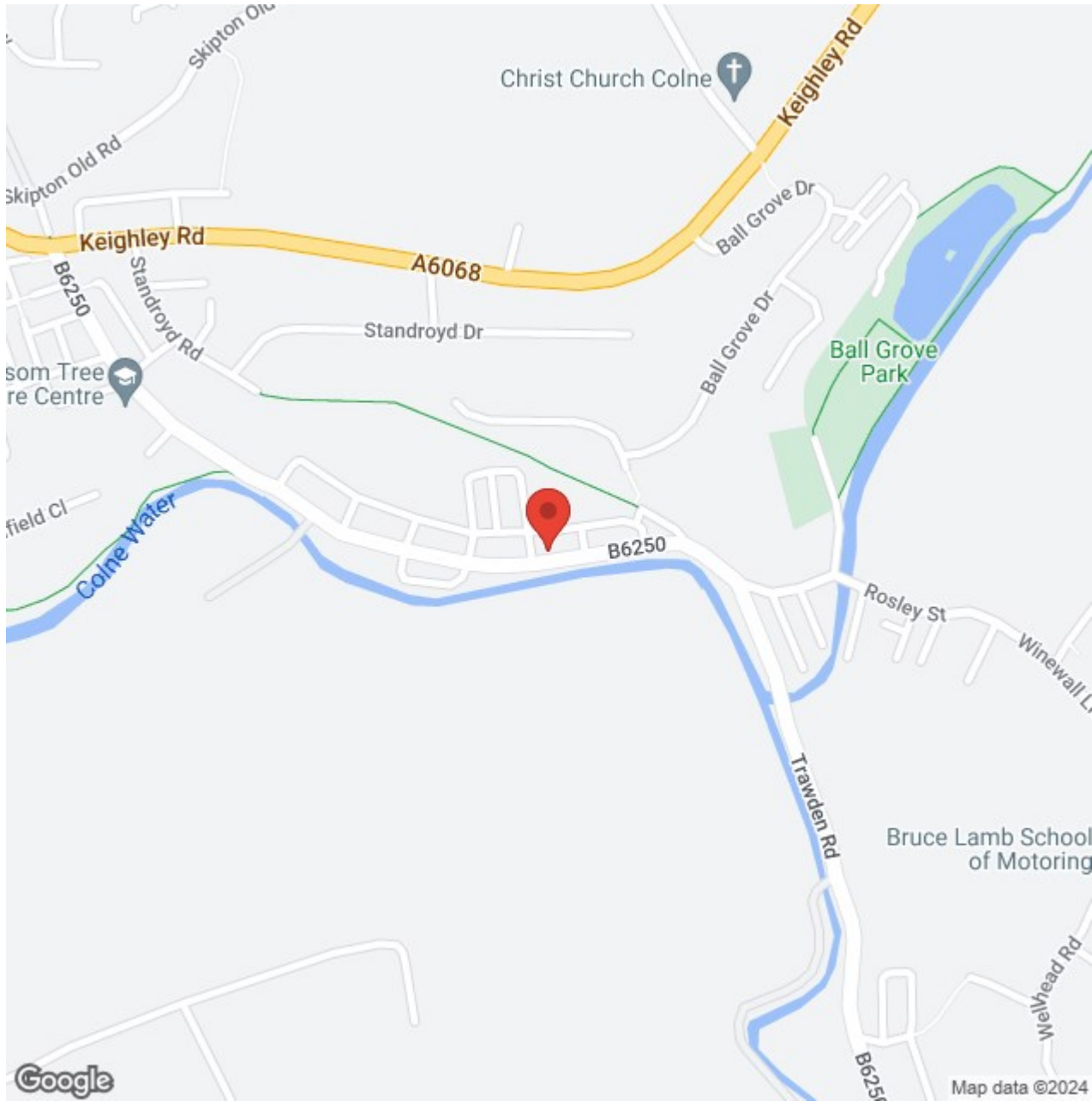
BB8 7BP

Hollington Street, Colne

Offers In The Region Of £219,950

A fantastic opportunity to acquire this beautifully presented three bedroomed mid terrace dwelling situated in a sought after part of town. Affording many noteworthy features and briefly comprising of: a comfortable sized living room with a staircase leading to the first floor / landing, inner hall, a stunning fitted dining kitchen with inbuilt appliances and access out to the rear yard. To the first floor / landing you will find three well proportioned bedrooms and a stunning three piece bathroom suite. Externally to the rear elevation is a spacious enclosed paved yard. The property benefits from modern days comforts such as uPVC double glazed 28mm windows throughout, gas central heating and burglar alarm. Having local amenities, transport links, primary and secondary schools close by. The M65 motorway is a short drive offering easy access to neighbouring towns / cities. One not to be missed. Perfect for a first time buyer or small family. Early viewing is advised to avoid disappointment.







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Lancashire

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GROUND FLOOR

With a composite front door leading into:

LIVING ROOM 17'0" x 11'11" (5.182m x 3.650m)

A family sized living room having a wall feature fireplace with gas fire set within, 1x central heating radiator and uPVC double glazed window to the front elevation.

LOUNGE 14'8" x 13'4" (4.473m x 4.079m)

A well proportioned room offering inbuilt storage, 2x central heating radiator, 2x under stairs storage, feature archway with fitted shelving units set within and a uPVC double glazed window.

KITCHEN 14'4" x 8'5" (4.385m x 2.582m)

A modern fully fitted kitchen offering a range of wall and base units with contrasting worktops, including washer

and dryer, dishwasher and an american fridge freezer. The kitchen also boasts tiled flooring, inset sink with chrome mixer tap, Hotpoint oven / grill, 5 ring gas hob with chrome extractor hood above, ceiling coving, recessed LED spotlights, uPVC double glazed window to the rear elevation and a composite door leading to the rear yard.

An open landing with access to the loft with a ladder, lighting and is boarded.

BEDROOM ONE 10'0" x 13'5" (3.066m x 4.091m)

A spacious master bedroom with fitted Nolte Mobil wardrobes large uPVC double glazed tilt and turn window to the rear elevation, 1x central heating radiator and ample space for wardrobes and drawers.

BEDROOM TWO 9'1" x 12'0" (2.769m x 3.682m)

A well proportioned double room with fitted Nolte Mobil wardrobes 1x central heating radiator and a uPVC double glazed window to the front elevation.

BEDROOM THREE 8'6" x 9'8" (2.596m x 2.956m)

A room of single proportions with a uPVC double glazed window to the front elevation, 1x central heating radiator and fitted shelving.

BATHROOM

A contemporary three piece shower room comprising of: a pedestal sink with chrome mixer tap, push button w.c., tiled walls, walk in shower cubicle, 1x heated chrome towel rack, and a frosted glass double glazed uPVC window.

EXTERNALLY

Externally to the rear is a well kept enclosed yard with an outside water tap, electric outside socket and shed with electric.

PUBLISHING

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OUTSIDE

Externally to the rear is a well kept enclosed yard with an outside water tap and shed with electric.





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