





Hilton &  
Horsfall

BB8 9RT

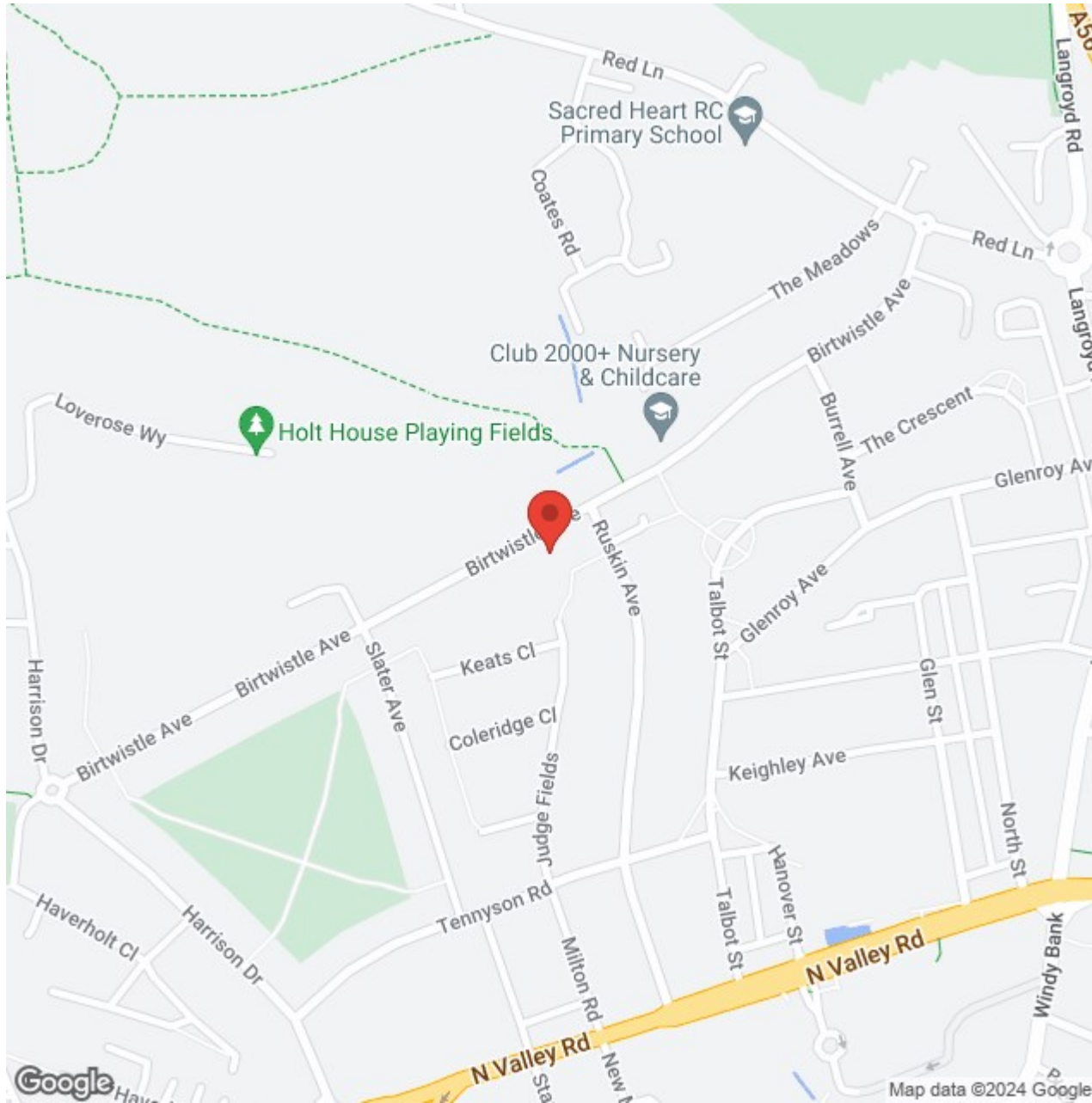
## Birtwistle Avenue, Colne

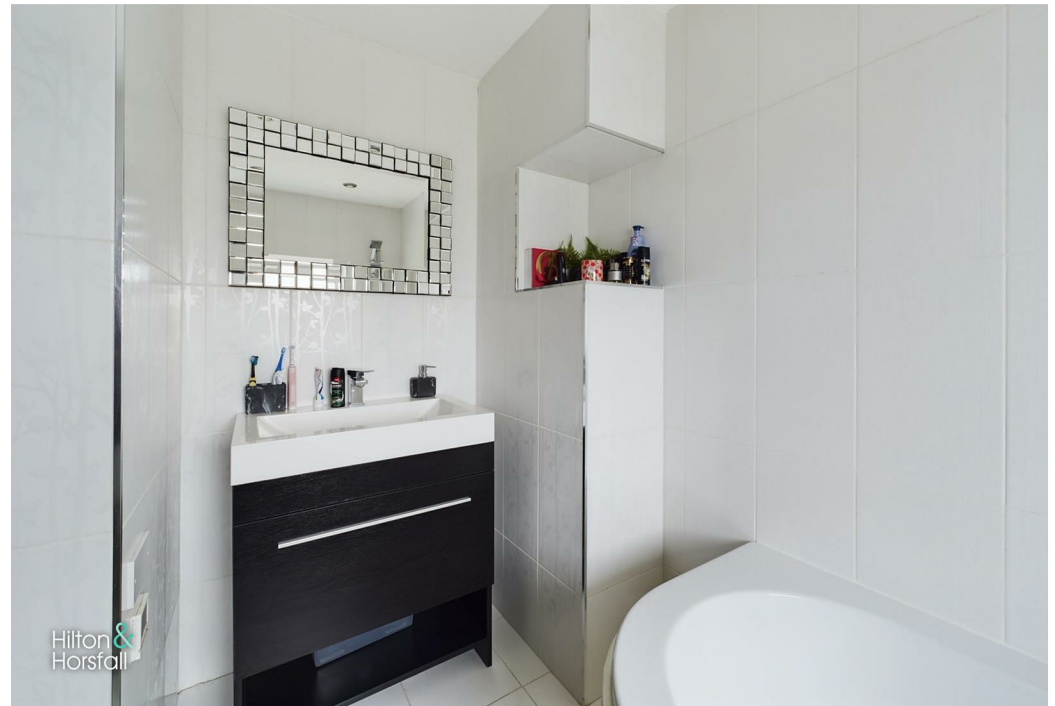
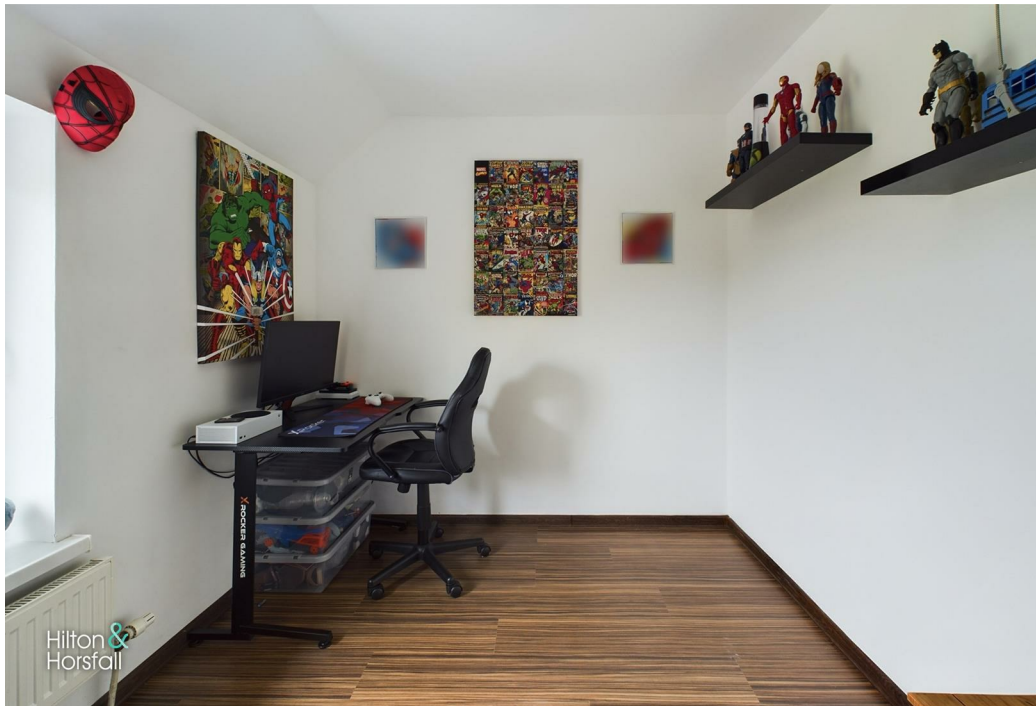
### Offers In The Region Of £169,950

- Family Home
- Off road parking
- Garden

A great opportunity to acquire this beautifully presented family home located in the sought after town of Colne. Situated close by to local amenities, transport links, primary and secondary schools. The M65 motorway is a short drive away offering access to Burnley, Preston, Manchester and beyond. Affording many noteworthy features and briefly comprising of: an entrance porch, family sized living room with a staircase leading to the first floor / landing and a spacious fitted dining kitchen with access out to the rear elevation. To the first floor you will find three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front elevation is a spacious block paved driveway offering ample off road parking spaces and a gated forecourt. To the rear elevation is a large enclosed garden, perfect for use during the summer months. Council Tax Band 'A'. Freehold. Perfect for a first time buyer or small family. Early viewing is advised. One not to be missed.







## Lancashire

A great opportunity to acquire this beautifully presented family home located in the sought after town of Colne. Situated close by to local amenities, transport links, primary and secondary schools. The M65 motorway is a short drive away offering access to Burnley, Preston, Manchester and beyond. Affording many noteworthy features and briefly comprising of: an entrance porch, family sized living room with a staircase leading to the first floor / landing and a spacious fitted dining kitchen with access out to the rear elevation. To the first floor you will find three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front elevation is a spacious block paved driveway offering ample off road parking spaces and a gated forecourt. To the rear elevation is a large enclosed garden, perfect for use during the summer months. Council Tax Band 'A'. Freehold. Perfect for a first time buyer or small family. Early viewing is advised. One not to be missed.

### GROUND FLOOR

With a uPVC double glazed door leading into:

#### ENTRANCE PORCH

With access through to:

#### LIVING ROOM 14'3" x 12'7" (4.351 x 3.854 )

A family sized room with 1x uPVC window to the front elevation, wood effect flooring, wall television point, 1x radiator, a staircase leading to the first floor and access through to:

#### DINING KITCHEN 17'5" x 8'6" (5.325 x 2.610)

Having a range of base and wall units with work surfaces over, an inset stainless steel sink, a breakfast bar, a 4x ring induction hob with extractor fan above, a storage cupboard, recessed spot lighting, integrated appliances, tiled flooring, 1x radiator, a uPVC window to the front elevation and a uPVC window and door leading out to the rear garden.

### FIRST FLOOR/ LANDING

#### BEDROOM 1 11'0" x 9'0" (3.360 x 2.750)

A room of double proportions with a in-built storage, wood flooring, TV point, 1x uPVC window to the front elevation and 1x radiator.

#### BEDROOM 2 10'8" x 9'1" (3.255 x 2.769)

Another room of double proportions with a TV point, 1x radiator, 1x uPVC window to the front elevation, plenty of space for wardrobes and drawers, wood flooring.

#### BEDROOM 3 7'11" x 7'9" (2.428 x 2.369)

A room of single proportions with 1x radiator, a uPVC window to the rear elevation and wood flooring.

#### BATHROOM

Having a 3-piece bathroom suite comprising of a panelled corner bath, pedestal sink and a low level push button w.c, tiled floor and walls, a chrome heated towel radiator, recessed spot lighting and a frosted glass uPVC window to the rear elevation.

### EXTERNAL

Externally to the front is a large driveway and to the rear there is an outdoor tap and lighting, an Indian stone flagged patio and lower garden area with outhouse storage.

### PUBLISHING

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## OUTSIDE

Externally to the front is a large driveway and to the rear there is an outdoor tap and lighting, an Indian stone flagged patio and lower garden area with outhouse storage.







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## Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

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

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

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