





Hilton &  
Horsfall

BB8 9SE

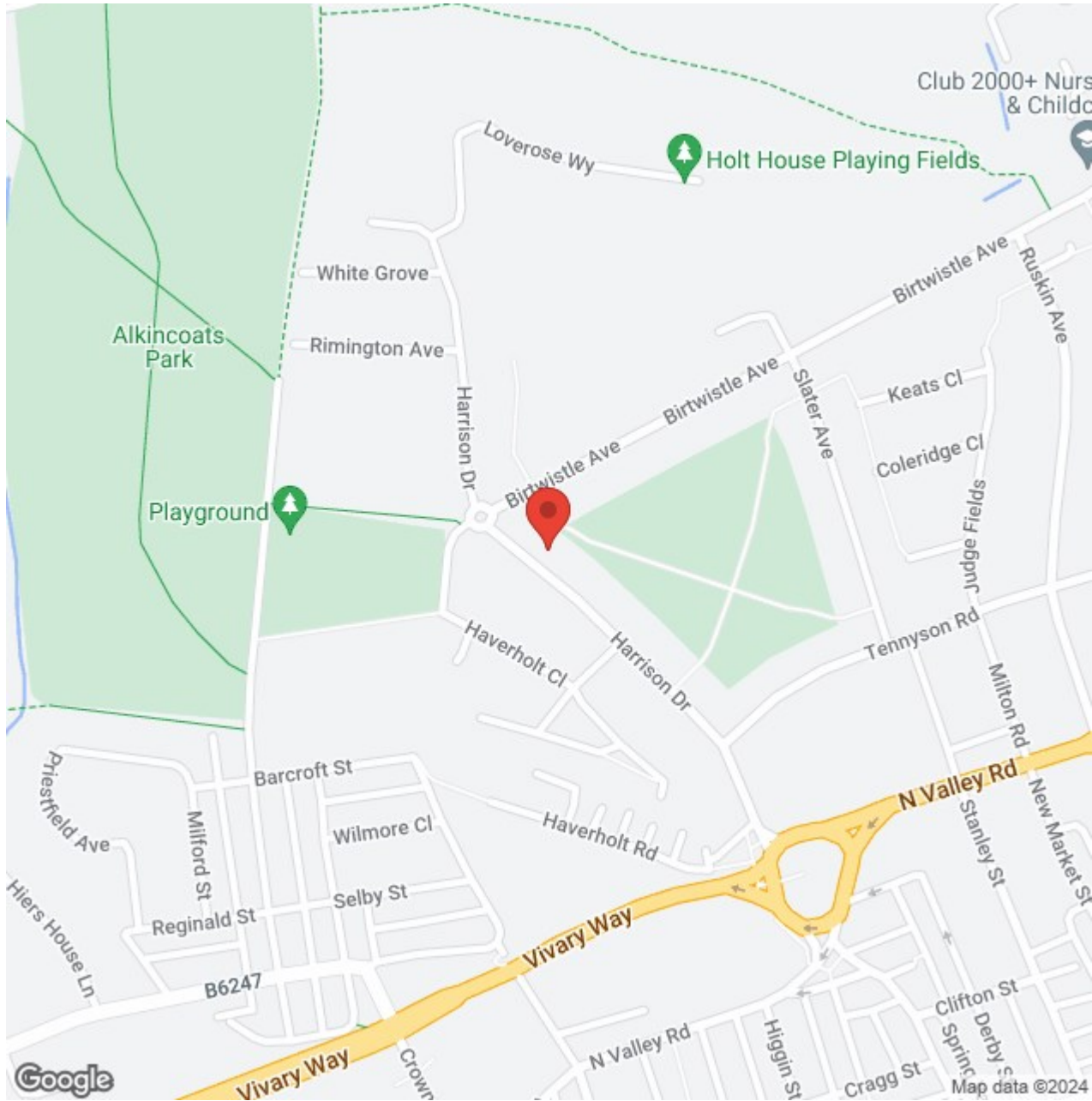
## Harrison Drive, Colne

### Offers In The Region Of £184,950

A fantastic opportunity to acquire this THREE bedroomed dwelling located in a highly desirable area of Colne. Situated conveniently close by to local amenities, transport links and shops. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Burnley, Blackburn & Preston. Affording many noteworthy features throughout and briefly comprising of: a family sized living room, dining kitchen, three well proportioned bedrooms and a contemporary three piece bathroom suite.

Externally to the front elevation you will find a block paved driveway offering space for off road parking. To the rear elevation there is a garden with a lawned area with mature shrubs, flagged patio area with space for outdoor furniture, storage shed, outside lighting and outside electrics. Ideal for use during the Spring / Summer months. Early viewing is highly advised.







## Lancashire

A fantastic opportunity to acquire this THREE bedroomed dwelling located in a highly desirable area of Colne. Situated conveniently close by to local amenities, transport links and shops. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Burnley, Blackburn & Preston. Affording many noteworthy features throughout and briefly comprising of: a family sized living room, dining kitchen, three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front elevation you will find a block paved driveway offering space for off road parking. To the rear elevation there is a garden with a lawned area with mature shrubs, flagged patio area with space for outdoor furniture, storage shed, outside lighting and outside electrics. Ideal for use during the Spring / Summer months. Early viewing is highly advised.

### GROUND FLOOR

On the ground floor you will find:

#### LIVING ROOM 14'2" x 13'6" (4.334m x 4.125m )

A family sized living room having space for settees, wall feature fireplace with gas fire set within, 1x central heating radiator, door to under stairs storage cupboard, open balustrade staircase to the first floor / landing and uPVC double glazed window to the front elevation.

#### DINING KITCHEN 18'3" x 14'7" (5.568m x 4.463m )

Offering a range of fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, integrated Prima oven / grill, 4 ring induction hob with chrome extractor hood above, space for a freestanding fridge / freezer, space for a table and chairs, 2x central heating radiators, access to Main boiler, uPVC double glazed windows to the front and rear elevation and uPVC patio door leading out to the rear garden.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE 10'8" x 9'11" (3.272m x 3.033m )

A bedroom of double proportions with space for wardrobes

and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BEDROOM TWO 11'3" x 9'9" (3.443m x 2.994m )

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

#### BEDROOM THREE 8'0" x 7'11" (2.463m x 2.427m )

A bedroom of single proportions with space for drawers and uPVC double glazed window to the rear elevation.

### BATHROOM

A contemporary three piece bathroom suite comprising of: wood effect flooring, panelled bathtub with glass shower screen and shower over, tiled walls, push button w.c, pedestal sink with chrome mixer tap and uPVC double glazed frosted window to the rear elevation.

### EXTERNALLY

Externally to the front elevation you will find a block paved driveway offering space for off road parking. To the rear elevation there is a garden with a lawned area with mature shrubs, flagged patio area with space for outdoor furniture, storage shed, outside lighting and outside electrics. Ideal for use during the Spring / Summer months.

### 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.

### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)





BB8 9SE



## OUTSIDE

Externally to the front elevation you will find a block paved driveway offering space for off road parking. To the rear elevation there is a garden with a lawned area with mature shrubs, flagged patio area with space for outdoor furniture, storage shed, outside lighting and outside electrics. Ideal for use during the Spring / Summer months.





Hilton &  
Horsfall



## 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)