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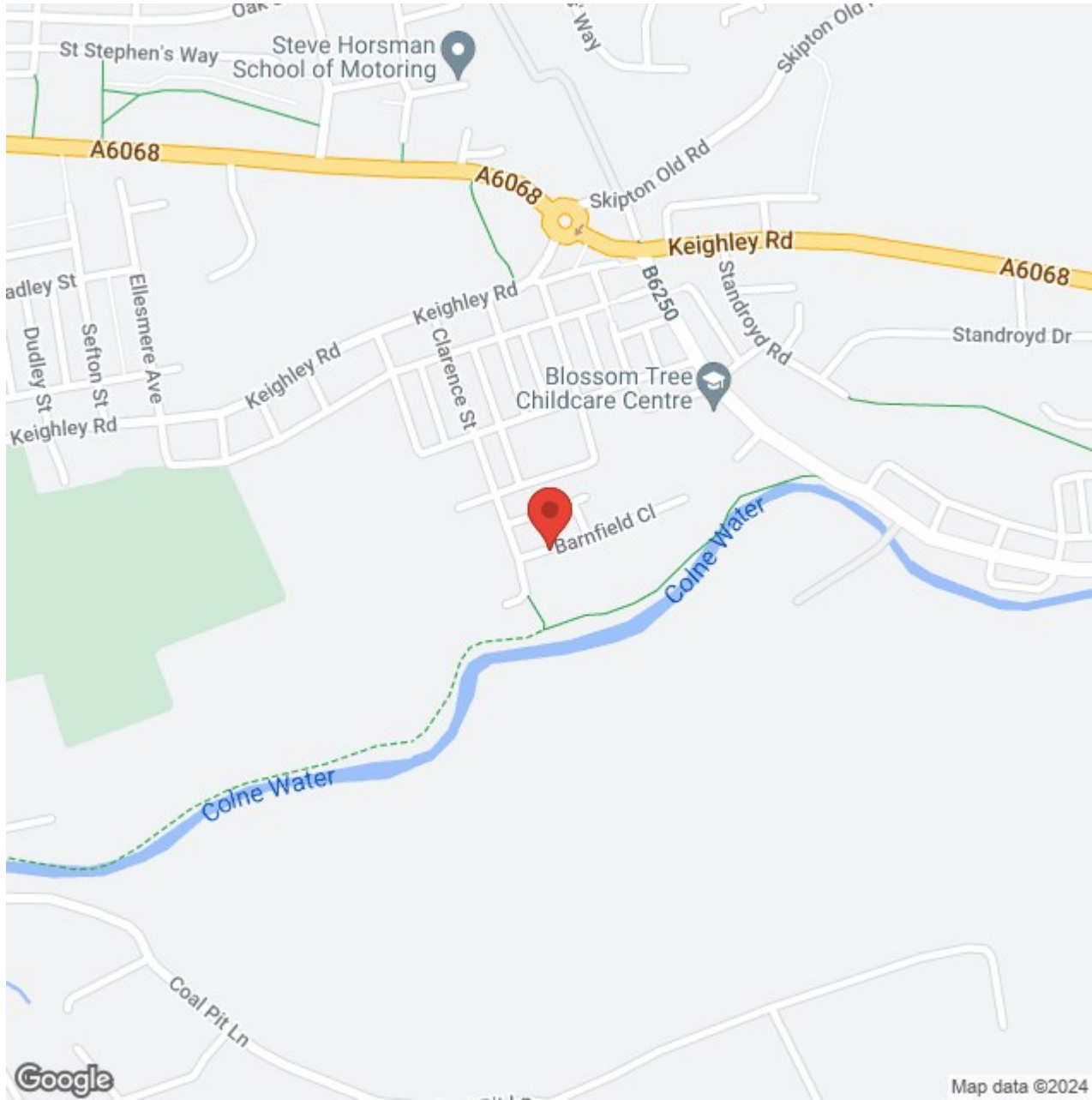
Barn Field Close, Colne

£1,750 PCM

- Detached
- Four Bedrooms
- Integral Garage
- Dining Kitchen
- Enclosed Rear Garden

Welcome to this charming detached house located in the desirable Barn Field Close, Colne. The property affords many noteworthy features and briefly comprises of: four well proportioned bedrooms, a modern three piece bathroom suite, beautifully presented kitchen diner, bright and airy living room and a utility / w.c room. Additionally, the property features a garage, perfect for storing your vehicle or using as extra storage space. The enclosed rear garden offers a private outdoor space with an Indian Stone flagged patio area, laid lawn and artificial lawn with space for garden furniture. Located conveniently close by to local amenities, good schools and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities. Contact us today to arrange a viewing.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

DINING KITCHEN 25'9" x 9'8" (7.86m x 2.95m)

Offering a range of fitted wall and base units with marble worktops, inset sink with chrome mixer tap, integrated Zanussi oven / grill, Zanussi microwave, Zanussi 4 ring induction hob with AEG chrome extractor hood above and Zanussi dishwasher, integrated full length fridge and freezer, space for a dining table and chairs, wood flooring, wall mounted cast iron radiator, uPVC double glazed windows to the side elevation and uPVC patio doors leading out to the rear garden.

LIVING ROOM 13'11" x 15'10" (4.26m x 4.85m)

A family sized living room having wood flooring, tv media wall with inbuilt speaker, space for settees, 1x cast iron radiator, recessed LED spotlights and uPVC double glazed patio doors to the rear elevation.

UTILITY / W.C

A useful room having wood flooring, low level w.c, wash basin on fitted unit with chrome mixer tap, part tiled walls, plumbing for a washing machine, space for a tumble dryer and recessed LED spotlights.

BEDROOM FOUR 8'6" x 11'6" (2.60m x 3.53m)

A well proportioned room having space for drawers, 1x cast iron radiator, recessed LED spotlights and uPVC double glazed window to the side elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway having karndean flooring, 4x doors to storage cupboards, smoke detector, cast iron radiator, loft hatch, recessed LED spotlights and a composite door to the front elevation.

BEDROOM ONE 9'10" x 12'10" (3.01m x 3.93m)

A bedroom of double proportions with space for wardrobes and drawers, television point, 1x cast iron radiator and uPVC double glazed window to the rear and side elevation.

BEDROOM TWO 8'3" x 14'1" (2.53m x 4.31m)

Another bedroom of double proportions with space for wardrobes and drawers, 1x cast iron radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE 6'4" x 10'1" (1.95m x 3.08m)

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

BATHROOM

A modern three piece bathroom suite comprising of: fully tiled flooring and walls, panelled bathtub with rainfall shower head above and glass shower screen, push button w.c, sink in vanity unit, modern anthracite radiator, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the side elevation.

EXTERNALLY

Externally to the front elevation you will find a driveway leading up to the integral garage which offers ample space for off road parking. To the rear elevation there is an enclosed private garden with a laid lawn, artificial lawn and Indian Stone flagged patio area with space for garden furniture. Ideal for use during the Spring / Summer months.

GARAGE 16'7" x 9'10" (5.08m x 3.02m)

A large garage having ample space for off road parking and storage purposes.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/barn-field-close-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

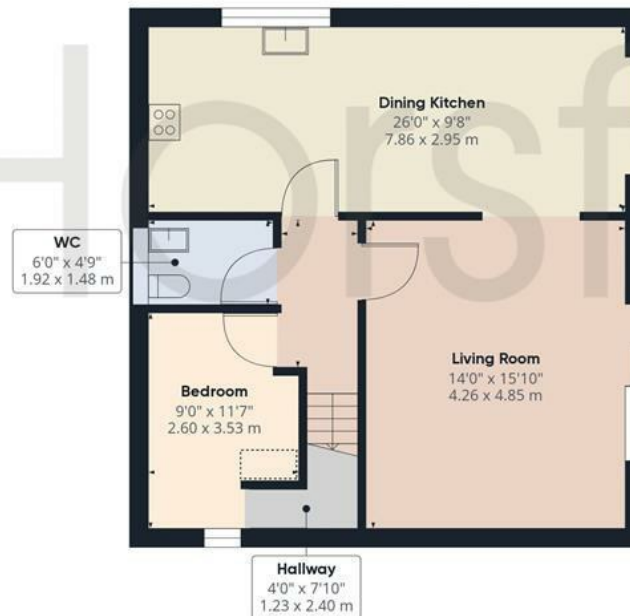
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1324.39 ft²


123.04 m²

Reduced headroom

4.52 ft²

0.42 m²

(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.





Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

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

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

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