



Hilton &
Horsfall

BB8 OHH

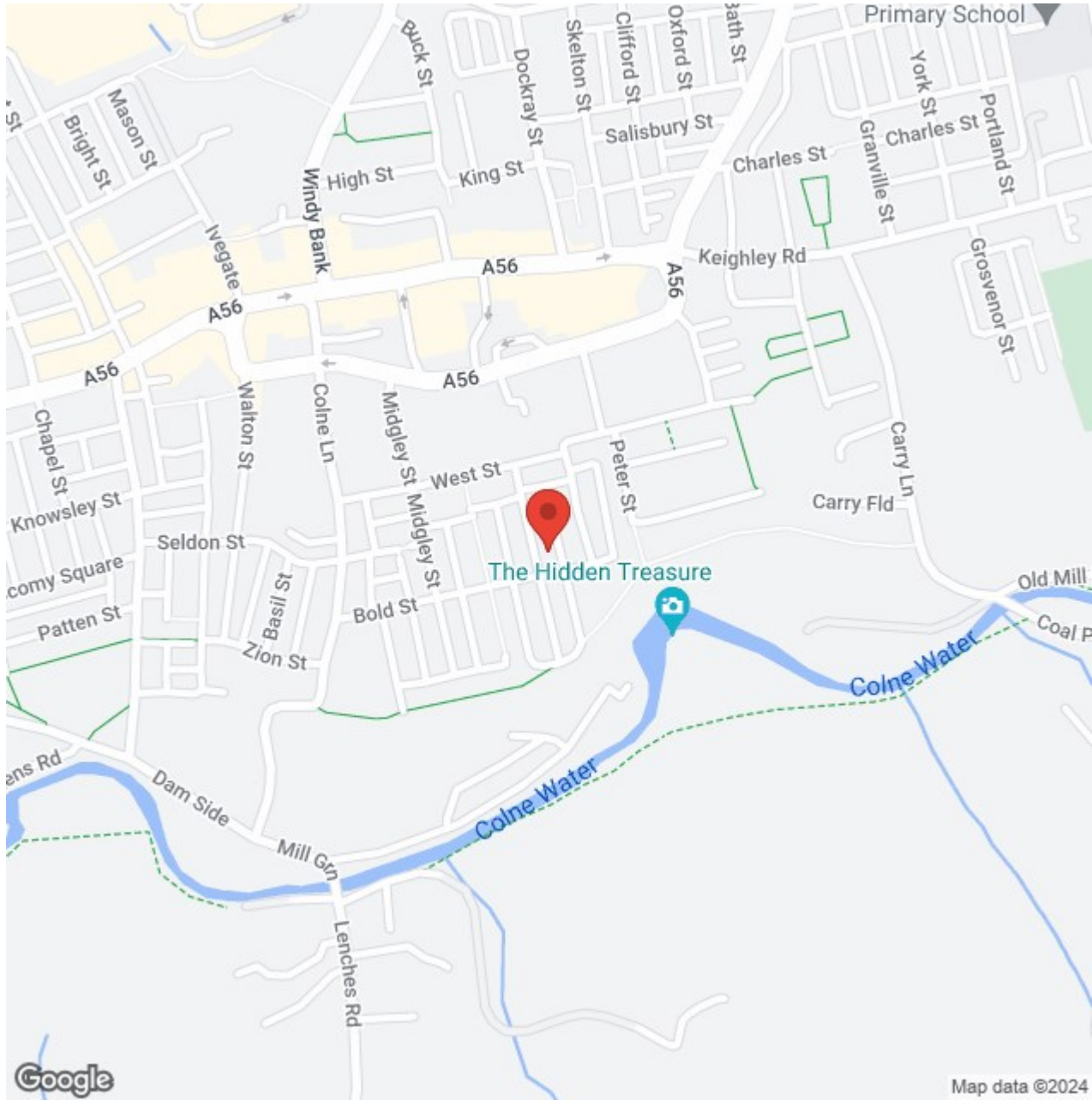
William Street, Colne

£695 PCM

- Fully Refurbished
- Two Bedrooms + Attic
- References Required
- Modern Fitted Kitchen
- Rear Yard

A two bedroomed mid terraced dwelling located in the popular town of Colne, with local amenities, transport links, primary and secondary schools close by. Briefly comprising of: a comfortable sized living room, inner hallway with staircase leading to the first floor / landing and a fitted dining kitchen with access out to the rear. On the first floor you will find two bedrooms, a three piece bathroom suite and access to the attic room. Externally to the rear is an enclosed yard. Council Tax Band 'A'. Leasehold. Early viewing is advised.







Lancashire

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GROUND FLOOR

Having a uPVC double glazed front door leading into:

LIVING ROOM 14'2" x 13'9" (4.333m x 4.205m)

A comfortable sized living room having a uPVC double glazed window to the front elevation, 1 central heating radiator, a log burner fire set within a feature fireplace, inbuilt storage cupboard and electric point.

INNER HALL

Having a staircase leading to the first floor / landing.

DINING KITCHEN 10'6" x 12'9" (3.222m x 3.893m)

A recently renovated breakfast kitchen offering a range of fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, 4 ring gas hob, electric oven, uPVC double glazed window to the rear elevation, 1 central heating radiator, space for a free standing fridge/freezer and a uPVC double glazed door leading out to the rear.

FIRST FLOOR / LANDING

On the first floor/ landing you will find:

INNER HALL

With a staircase to the attic room.

BEDROOM ONE 12'0" x 9'0" (3.659m x 2.756m)

A room of double proportions having a feature fireplace, 1x radiator, a uPVC double glazed window to the front elevation and space for wardrobe and draws.

BEDROOM TWO 11'2" x 9'4" (3.419m x 2.852m)

Another well proportioned double room having 1x radiator, feature fireplace and a uPVC double glazed window to the rear elevation.

BATHROOM

A modern 3-piece suite comprising of: a walk in shower with glass screen around and waterfall shower head, towel rack, push button w.c. uPVC double glazed frosted window.

ATTIC ROOM 18'1" x 12'5" (5.527m x 3.792m)

Having a velux window, 1x radiator, exposed beams and storage in the eaves.

EXTERNALLY

Externally to the rear is an enclosed yard with outside tap and space for garden furniture.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/william-street-colne>

PUBLISHING

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OUTSIDE

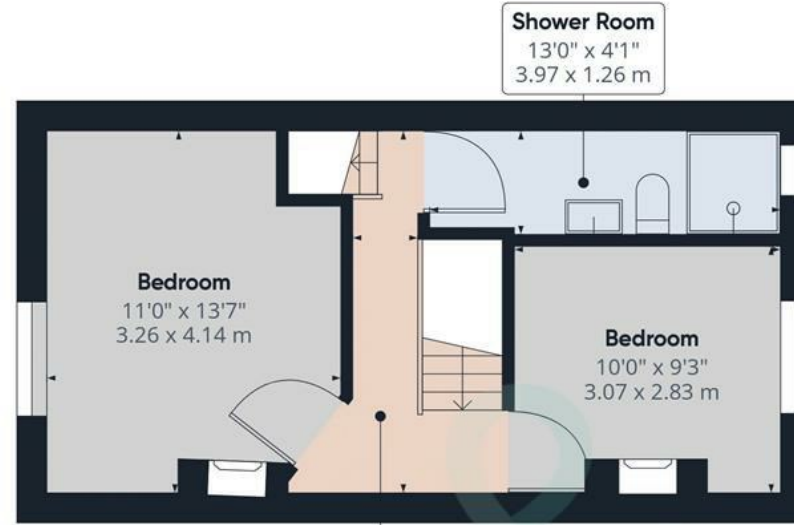
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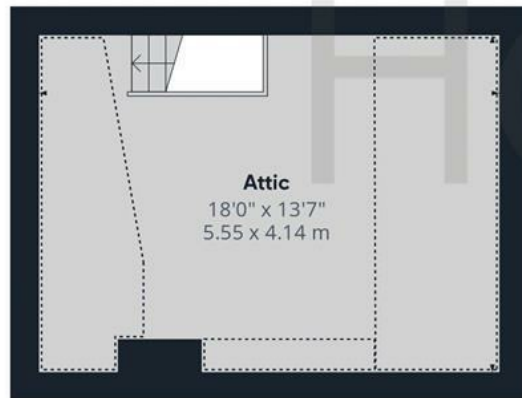
Storage
3'0" x 4'6"
0.81 x 1.39 m

Ground Floor



Hallway
3'0" x 13'7"
0.78 x 4.15 m

Floor 1



Floor 2

Approximate total area⁽¹⁾

931.4 ft²

86.53 m²

Reduced headroom

108.61 ft²

10.09 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.



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