



Hilton &
Horsfall

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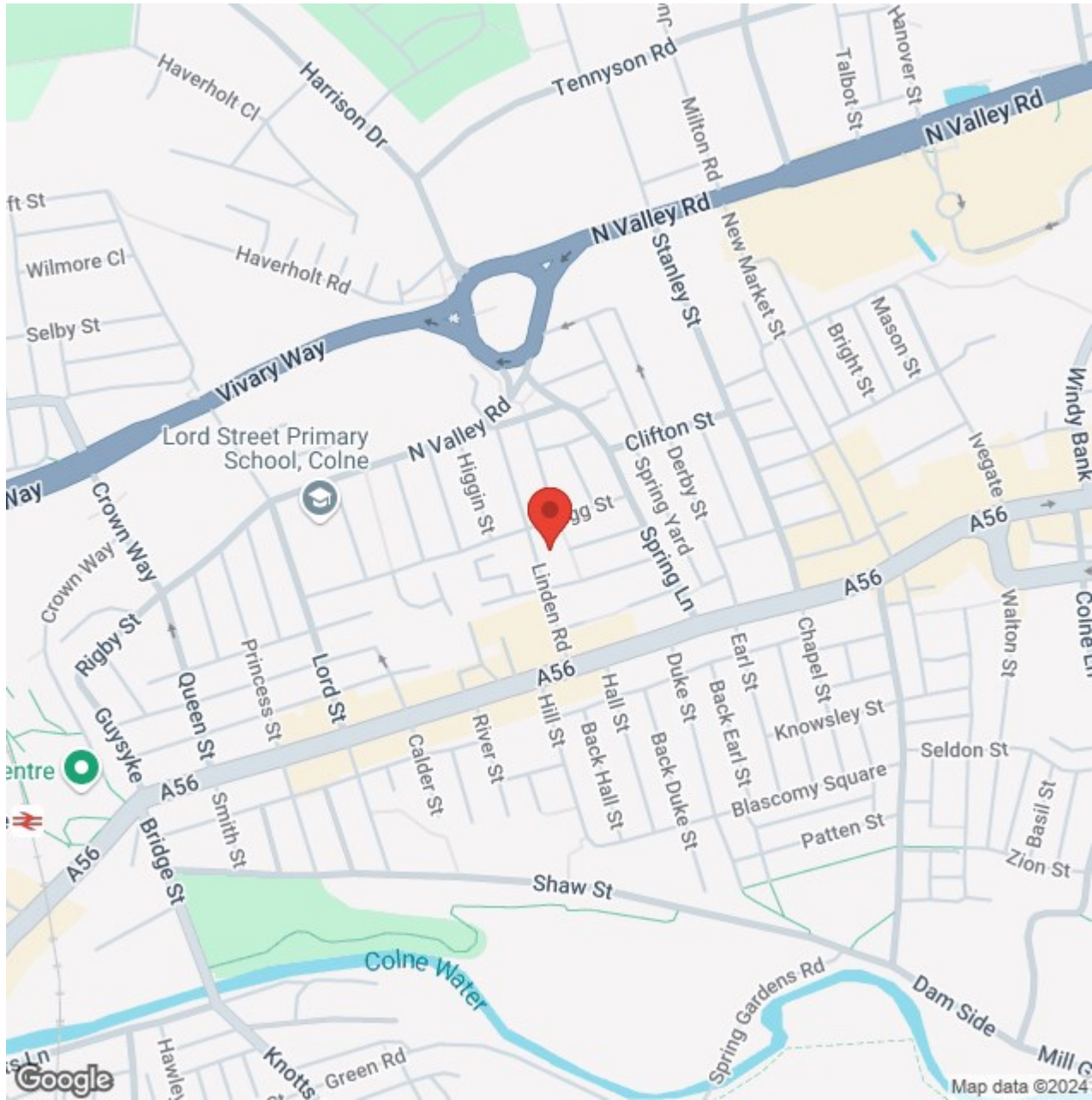
Linden Road, Colne

Offers In The Region Of £320,000

- Mid terrace
- Five bedrooms
- Four bathrooms

Welcome to Linden Road, Colne - a stunning terraced house that boasts an impressive 5 bedrooms and 4 bathrooms, perfect for a growing family. The central location of this house ensures that you are never far from all the amenities that Colne has to offer. This charming property spans across 2,393 sq ft, offering ample space for all your needs. As you step inside, you are greeted by not one, but two reception rooms, providing you with plenty of options to relax, unwind, and socialise. The spacious rooms are filled with natural light, creating a warm and inviting atmosphere throughout the house. The five bedrooms are generously sized, offering comfort and privacy for all family members. Whether you are looking for a family home or a place to host gatherings with friends, this property ticks all the boxes. Don't miss out on the opportunity to make this house your home.







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Lancashire

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LOWER GROUND FLOOR

On the lower ground floor there is:

BAR / DARTS ROOM 16'2" x 19'0" (4.95m x 5.81m)

A great room for entertaining guests having wood effect flooring, fitted bar with space for barstools, television point, 2x central heating radiators, television point, door to airing cupboard housing Baxi boiler, 1x uPVC door to the front elevation and 1x composite door to the front elevation.

STUDY 9'0" x 6'1" (2.76m x 1.86m)

Currently utilised as a study with wood effect flooring, space for a desk and chairs, 1x central heating radiators and recessed LED spotlights.

STORE ROOM 9'2" x 9'8" (2.81m x 2.96m)

Having a multitude of uses this room has wood effect flooring, integrated storage cupboards, television point, 1x central heating radiator and recessed LED spotlights.

BATHROOM

A modern three piece bathroom comprising of: tiled flooring, part tiled walls, panelled bathtub with chrome mixer tap, rainfall shower head and glass shower screen, sink in vanity unit with chrome mixer tap, low level w.c, heated chrome towel rack, recessed LED spotlights and an air extraction fan.

GROUND FLOOR

On the ground floor you will find:

ENTRANCE PORCH

Having tiled flooring, picture rail, door to entrance hallway and a composite door leading out to the front elevation.

ENTRANCE HALLWAY

A welcoming entrance hallway with a picture rail, dado rail, 2x cast iron radiators, integrated storage cupboard and staircase to the first floor / landing.

LIVING ROOM 16'6" x 15'5" (5.05m x 4.72m)

A family sized living room having wood flooring, space for settees, ceiling coving, wall feature fireplace with gas fire set within, 2x cast iron radiators, television point and uPVC double glazed bay fronted windows.

SITTING ROOM 13'8" x 12'0" (4.19m x 3.66m)

Having wood effect flooring, space for settees, wall feature fireplace with log burner set within, television point, modern anthracite radiator, recessed LED spotlights and being open to the kitchen.

DINING KITCHEN 15'0" x 7'11" (4.59m x 2.43m)

Offering a range of fitted wall and base units with granite worktops, centre island, integrated fridge / freezer, integrated wine cooler, inset sink with Quooker tap, integrated Lamona oven / grill and 5 ring induction hob with chrome extractor hood above, integrated Lamona microwave, tiled flooring, modern anthracite radiator, television point, recessed LED spotlights, door to the utility / w.c and patio doors leading out to the rear elevation.

UTILITY / WC 5'11" x 5'11" (1.81m x 1.82m)

A useful ground floor utility / w.c having tiled flooring, fitted base units, plumbing for a washing machine, space for a tumble dryer, push button w.c, 1x central heating radiator and uPVC double glazed window to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 13'8" x 12'2" (4.17m x 3.71m)

A bright and airy bedroom of double proportions having space for wardrobes and drawers, wall feature fireplace, television point, 1x central heating radiator, recessed LED spotlights and uPVC double glazed panelled window to the front elevation.

BEDROOM TWO 13'7" x 7'7" (4.16m x 2.33m)

Another bedroom of double proportions having fitted wardrobes, space for drawers, television point, 1x central heating radiator, recessed LED spotlights, door to the en-suite shower room and uPVC double glazed window to the rear elevation.

EN-SUITE SHOWER ROOM

A modern three piece en-suite shower room comprising of: fully tiled flooring and walls, shower cubicle with rainfall shower head, sink in vanity unit with chrome mixer tap, push button w.c, heated chrome towel rack, recessed LED spotlights and an air extraction fan.

BEDROOM THREE / WALK IN WARDROBE 13'10" x 8'4" (4.24m x 2.56m)

Currently utilised as a walk in wardrobe this well proportioned room has space for wardrobes and drawers, ceiling coving, 1x central heating radiator and uPVC double glazed panelled window to the front elevation.

FAMILY BATHROOM

A stunning four piece family house bathroom comprising of: fully tiled flooring and walls, corner shower cubicle with rainfall shower head, tubular bathtub with chrome mixer tap and handheld shower attachment, low level w.c, sink in vanity unit with chrome mixer tap, 2x wall mounted modern anthracite radiators, recessed LED spotlights, air extraction fan, integrated storage cupboard and uPVC double glazed frosted window to the rear elevation.

SECOND FLOOR / LANDING

On the second floor / landing you will find:

BEDROOM FOUR 11'4" x 13'11" (3.47m x 4.25m)

Yet again a bedroom of double proportions with space for wardrobes and drawers, exposed ceiling beams, television point, 1x central heating radiator, recessed LED spotlights and uPVC double glazed panelled window to the front elevation.

BEDROOM FIVE 9'8" x 14'2" (2.96m x 4.33m)

A well proportioned bedroom with fitted wardrobes and space for additional wardrobes and drawers, 1x central heating radiator, recessed LED spotlights and uPVC double glazed window to the rear elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: tiled flooring, part tiled walls, sink in vanity unit with chrome mixer tap, low level w.c, panelled bathtub with chrome mixer tap, glass shower screen and shower attachment over, modern anthracite radiator, recessed LED spotlights and an air extraction fan.

EXTERNALLY

Externally to the front elevation is an enclosed forecourt. To the rear you will find a flagged and decked patio area with outside electrics. Perfect for relaxing 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.

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OUTSIDE

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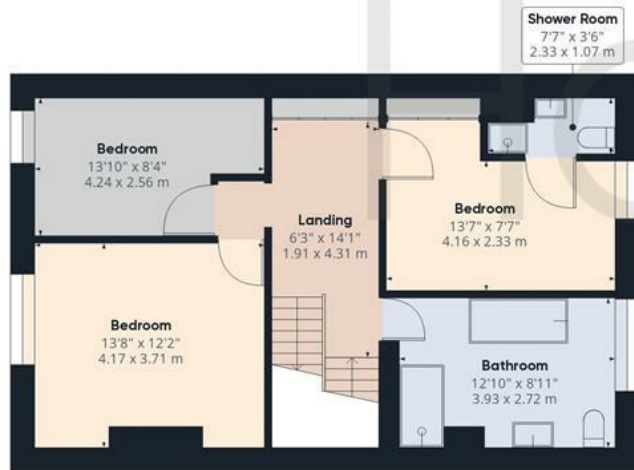




Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

2392.74 ft²


222.29 m²

Reduced headroom

0.87 ft²

0.08 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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