



Hilton &
Horsfall

BB8 9QD

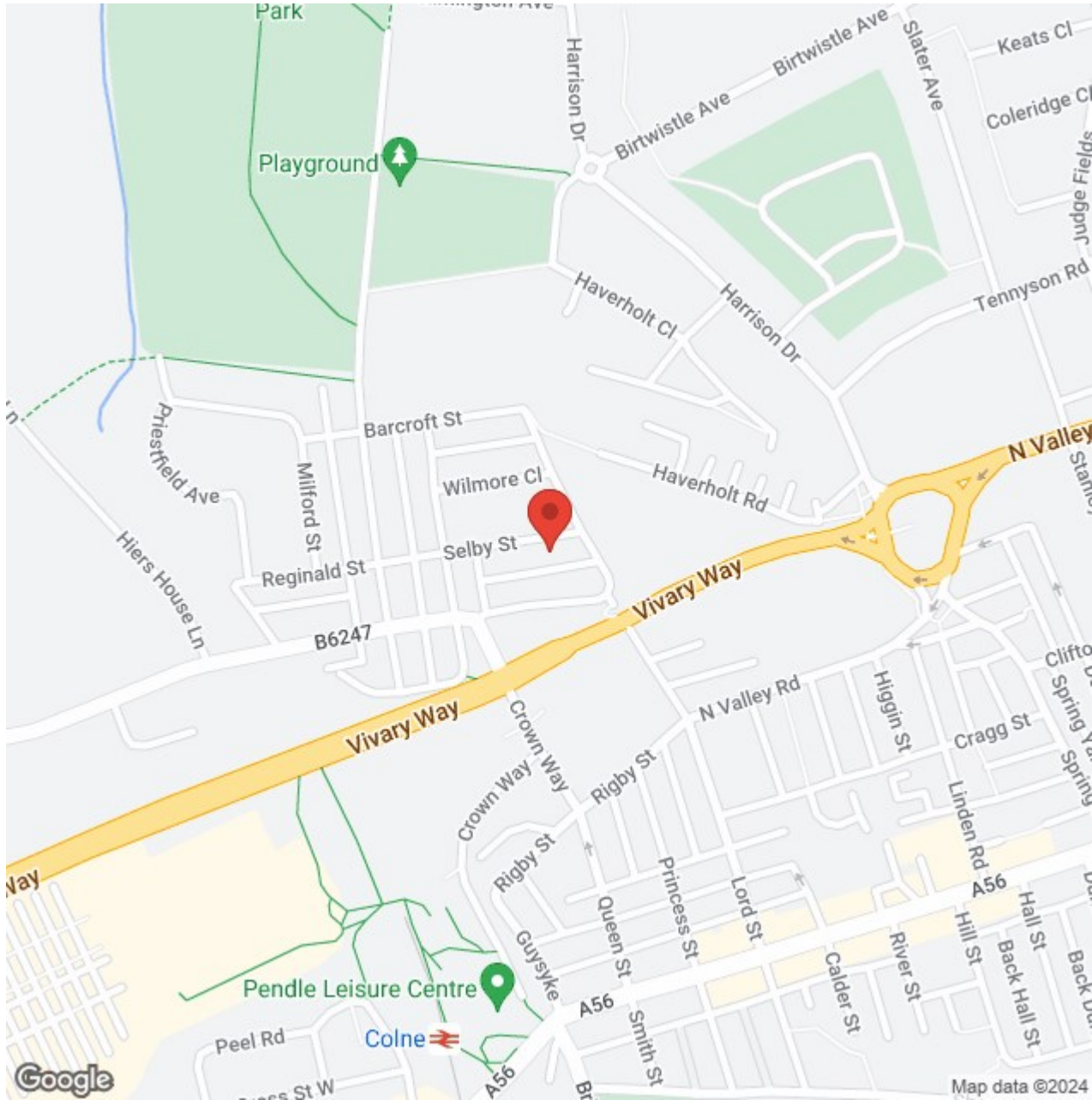
Selby Street, Colne

Offers In The Region Of £159,950

- Mid Terrace • Two Bedrooms • Spacious Rooms • Popular Location • No Chain

A TWO bed mid terraced located in the heart of Colne, just a stone throw away from Alkincoats Park. This well appointed dwelling affords many noteworthy features and briefly comprises of: A family living room, a spacious fitted kitchen. On the first floor you will find TWO well proportioned bedrooms and a 3-piece bathroom suite. Externally to the front of the property is an enclosed forecourt, to the rear of the property is enclosed south facing flagged yard. This property is not one to be missed and early viewings are advised. Council TAX band 'A'







Lancashire

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ENTRANCE PORCH

A uPVC double glazed door:

GROUND FLOOR

On the first floor you will find:

LIVING ROOM 13'10" x 18'9" (4.225m x 5.719m)

A family sized living room with a large uPVC double glazed window, feature wall and gas fire within, x1 central heating radiator and television point.

KITCHEN 13'7" 9'10" (4.163m 3.016m)

A spacious fully fitted kitchen offering a range of wall and base units with contrasting wood worktop, 4 ring gas hob, extractor fan above, electric oven, integrated fridge/freezer, pen balustrade staircase leading to the first floor / landing and a BAXI boiler.

BEDROOM ONE 12'7" x 14'4" (3.857m x 4.373m)

A bedroom of double proportion with fitted wardrobe and drawers, x1 central heating

radiator, a large uPVC double glazed window to the front elevation and ample space for dressing tables/ wardrobe/ drawers.

BEDROOM TWO 11'11" x 6'1" (3.642m x 1.867m)

A bedroom of single proportion with fitted wardrobe and drawers, uPVC double glazed window to the rear elevation, and x1 central heating radiator.

BATHROOM

A 3-piece bathroom suite comprising of: a corner bath, double glazed frosted window to the rear elevation, a wall mounted sink with chrome mixer tap, chrome towel rack, and partially tiled walls.

EXTERNALLY

Externally to the front elevation is an enclosed forecourt with planters and flowers. To the rear elevation is an enclosed flagged yard.

PUBLISHING

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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

Externally to the front elevation is an enclosed forecourt with planters and flowers. To the rear elevation is an enclosed flagged yard.







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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)