





Hilton &  
Horsfall



BB8 ONU

## Skipton Road, Colne

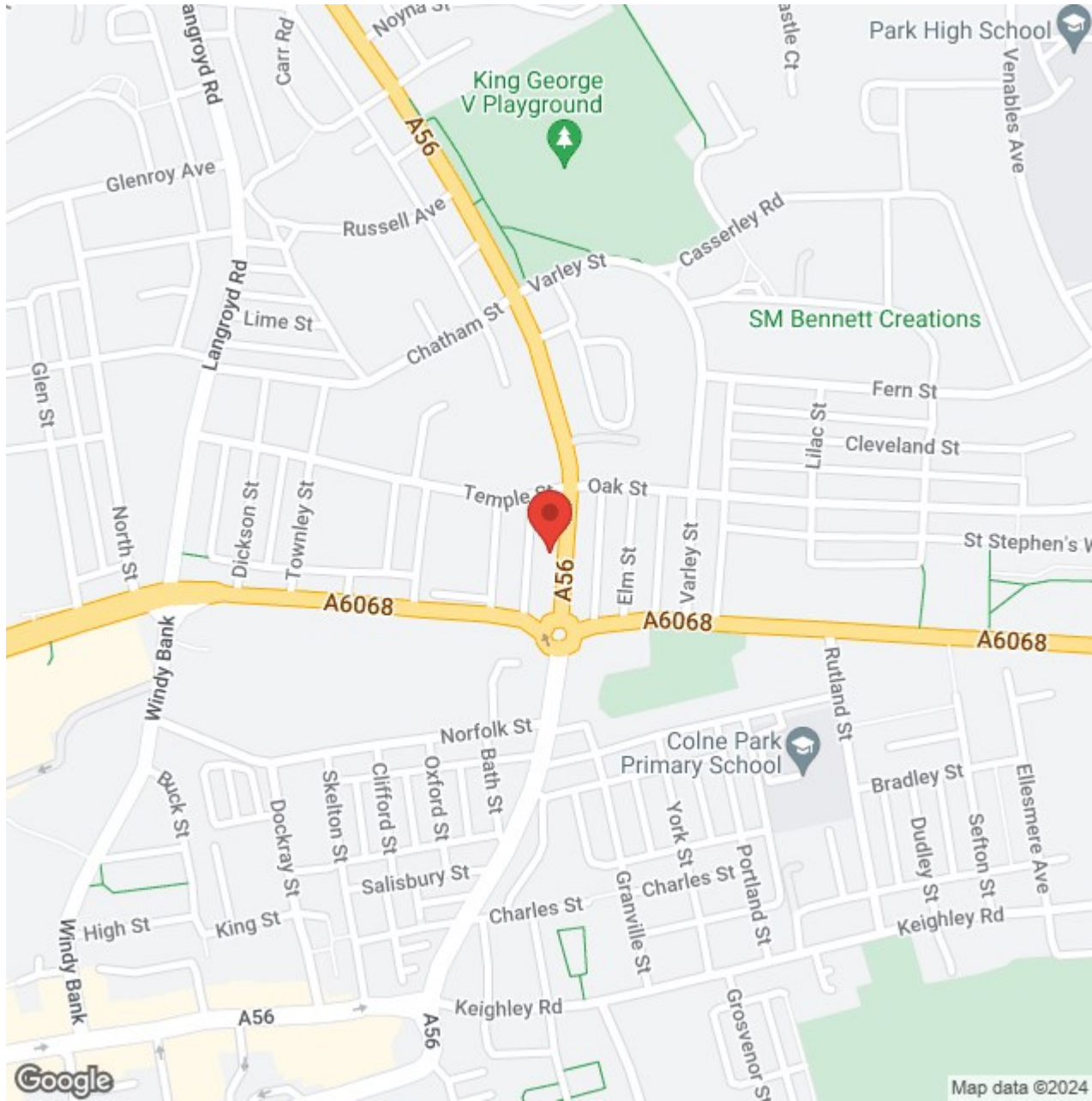
### Offers In The Region Of £134,950

- Family Home • Mid Terrace • Three Bedrooms • Enclosed Yard to the Rear

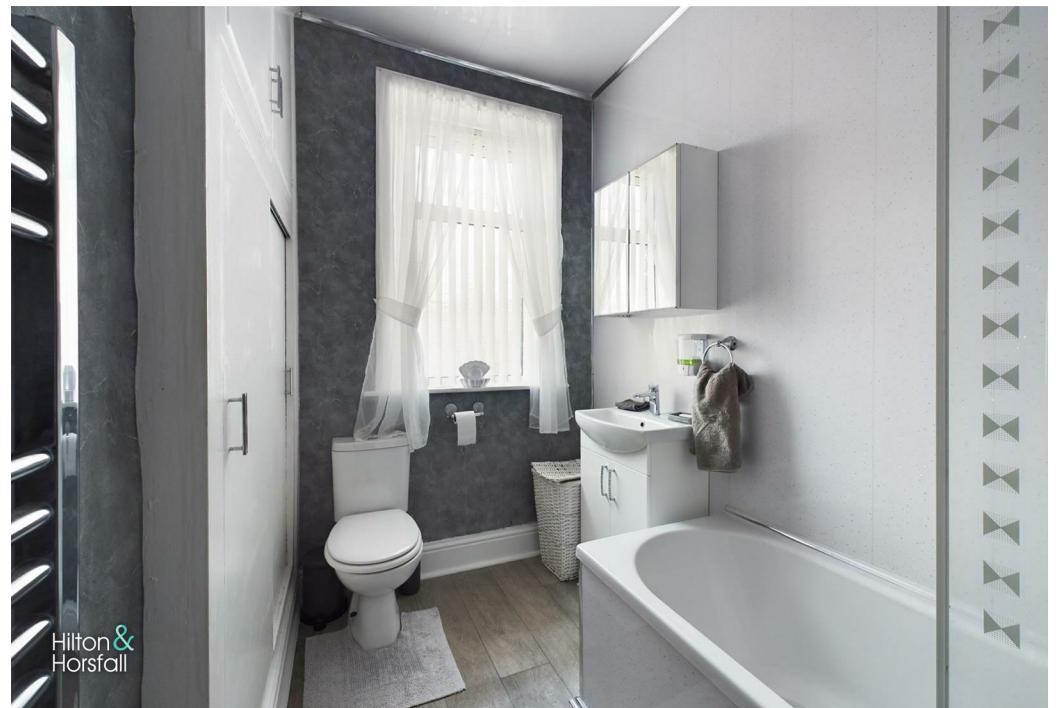
A brilliant opportunity has arisen to acquire this fantastic family sized dwelling located within the popular town of Colne. This three bedroomed dwelling is located conveniently for local bus routes and both primary and secondary schools. The town centre is a short walk away and the M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Burnley, Blackburn and Manchester. This three storey mid terraced property affords many noteworthy features and briefly comprises of: One family sized living space, a spacious dining kitchen. To the first floor / landing you will find two well proportioned bedrooms and a modern three piece bathroom suite and to the third floor there is a large attic space which could be utilised as a third bedroom. Externally to the rear is a well kept enclosed yard with artificial grass, around are planters/ flowers, perfect for sitting out during the summer months. Externally to the front is an enclosed forecourt with ample space. Council TAX band 'A'













## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### LIVING ROOM 13'0" x 13'8" (3.977m x 4.188m )

A family sized living room with x1 central heating radiator, feature fireplace with electric fire set within, television point, and a uPVC double glazed window to the front elevation.

#### KITCHEN DINER 13'10" x 12'0" (4.241m x 3.660m )

Offering a range of fitted wall and base units with contrasting wood worktops, wood vinyl flooring, 4 ring gas hob, integrated electric oven, space for a free standing fridge/freezer, under stairs storage, plumbing for washing machine, uPVC double glazed window to the rear elevation, uPVC double glazed door with access to the rear yard, x1 central heating radiator.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE 11'1" x 11'7" (3.380m x 3.548m )

A room of double proportion with wood flooring, fitted wardrobes, x1 central heating radiator, uPVC double glazed window to the front elevation, and space for wardrobe/ drawers/ dresser.

#### BEDROOM TWO 6'7" x 12'1" (2.025m x 3.684m)

A room of single proportion with uPVC double glazed window to the rear elevation, x1 central heating radiator, and ample space for wardrobe/ drawers.

### BATHROOM

A modern three piece bathroom suite comprising of: wall mounted sink with chrome mixer tap, panelled bathtub with chrome mixer tap and glass shower screen around, push button wc, chrome towel rack, and storage cupboard with BAXI boiler in.

### SECOND FLOOR / LANDING

On the second floor / landing you will find:

#### ATTIC ROOM / BEDROOM THREE 183'0" x 9'4" (55.786m x 2.860m )

A bedroom of double proportions with 1x central heating radiator, storage into the eaves, and a uPVC double glazed window to the front elevation.

### EXTERNALLY

Externally to the front elevation is a enclosed forecourt with artificial grass and ample space for garden furniture. To the rear elevation is an enclosed yard with artificial grass, outside tap, outside electric point, space for garden furniture and outside shed.

### 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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