



Hilton &
Horsfall

BB8 8JL

Briercliffe Avenue, Colne

Offers In The Region Of £199,950

- Large Garden • Three Bedrooms • Ground Floor wc • Popular Area • Off Road Parking

A desirable property on a large plot situated on Briercliffe Avenue. This excellent location offers convenience and leisure being in close proximity to key amenities that enhance everyday living and provide a vibrant lifestyle. Just a stone's throw away is the renowned "Boundary Outlet Colne", perfect for meeting your shopping needs, and the "Asda Colne Superstore" that handles your essential grocery demands. For families with children, you'll appreciate being near "Pendle Vale College", a reputable institution that provides quality education. This location offers a unique balance of convenience and charm, ideal for families, professionals, and retirees alike looking for the perfect place to call home. Briefly comprising of: a welcoming entrance hallway, ground floor w.c, living room to the front of the property and a modern fitted kitchen to the rear overlooking the garden. To the first floor you will find three good sized bedrooms and a modern house bathroom. To the front externally is a driveway and a small lawned garden. To the rear is a large garden with a flagged patio area to the front and a large well kept lawn. Early viewing is advised to avoid disappointment. Council Tax Band A. FREEHOLD.

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Lancashire

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ENTRANCE

With a uPVC double glazed door leading to:

HALLWAY

A welcoming entrance hallway with a built in storage cupboard and 1x radiator.

GROUND FLOOR W.C 2'5" x 4'9" (0.74 x 1.45)

A one piece suite with a push button w.c, wood effect flooring, and a uPVC frosted double glazed window to the rear elevation.

LIVING ROOM 21'0" x 10'5" (6.41 x 3.20)

A family sized living room with a multi fuel stove set within a stone fire place, television point, 1x radiator, wood effect flooring and 2x uPVC double glazed windows to the front elevation.

KITCHEN 14'6" x 8'3" (4.43 x 2.53)

A modern fitted kitchen with a range of wall and base units,

having built in appliances such as a microwave, electric oven, dryer and a five ring gas hob. The kitchen also boasts plumbing for a washing machine and dishwasher, stainless steel sink, 2x uPVC double glazed windows to the rear elevation, a built in storage cupboard and a uPVC double glazed door leading to the rear garden.

LANDING

An open landing with a built in storage cupboard, 1x radiator, access to the loft and 2x uPVC double glazed windows to the rear elevation.

BEDROOM ONE 11'4" x 11'10" (3.47 x 3.61)

A bedroom of double proportion with a built in wardrobe, 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO 9'3" x 11'9" (2.83 x 3.59)

Another bedroom of double proportion with 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM THREE 8'7" x 8'3" (2.64 x 2.54)

A good sized single bedroom with fitted wardrobes, 1x radiator and a uPVC double glazed window to the rear elevation.

BATHROOM 6'3" x 5'5" (1.92 x 1.67)

A modern three piece bathroom suite with a shower tray, push button w.c, vanity sink with chrome mixer tap, heated towel rail, LED spotlights, LED mirror, tiled floor, fully tiled walls and a uPVC frosted double glazed window to the rear elevation.

EXTERNALLY

To the front externally is a driveway and a small lawned garden. To the rear is a large garden with a flagged patio area to the front and a large well kept lawn.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/briercliffe-ave-colne>

PROPERTY DETAIL

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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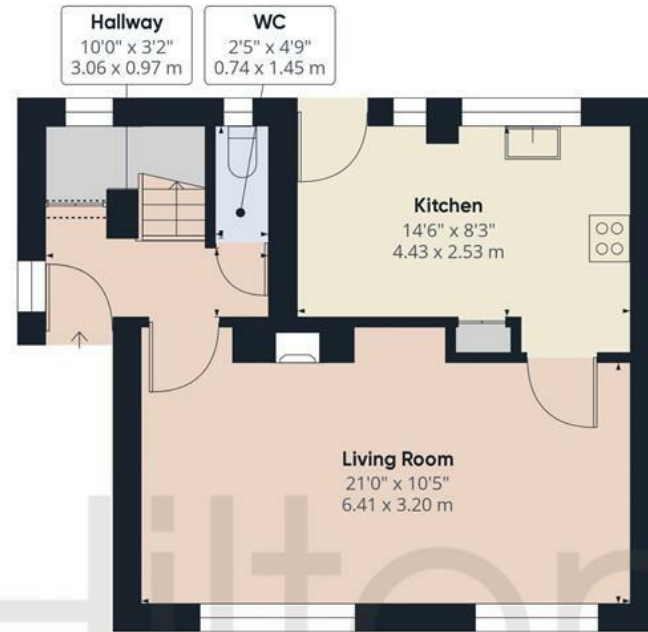
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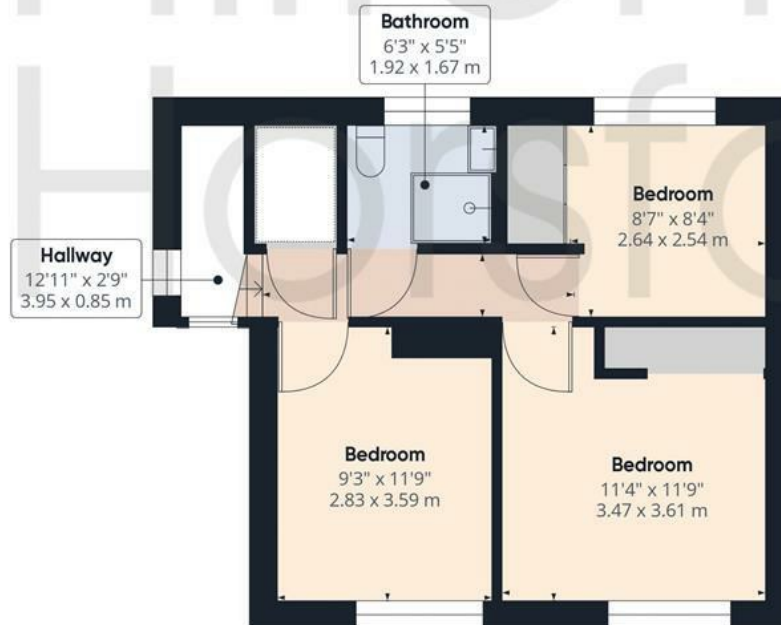
OUTSIDE

To the front externally is a driveway and a small lawned garden. To the rear is a large garden with a flagged patio area to the front and a large well kept lawn.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

845.94 ft²

78.59 m²

Reduced headroom

1.72 ft²

0.16 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





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