



Hilton &
Horsfall

BB8 8JG

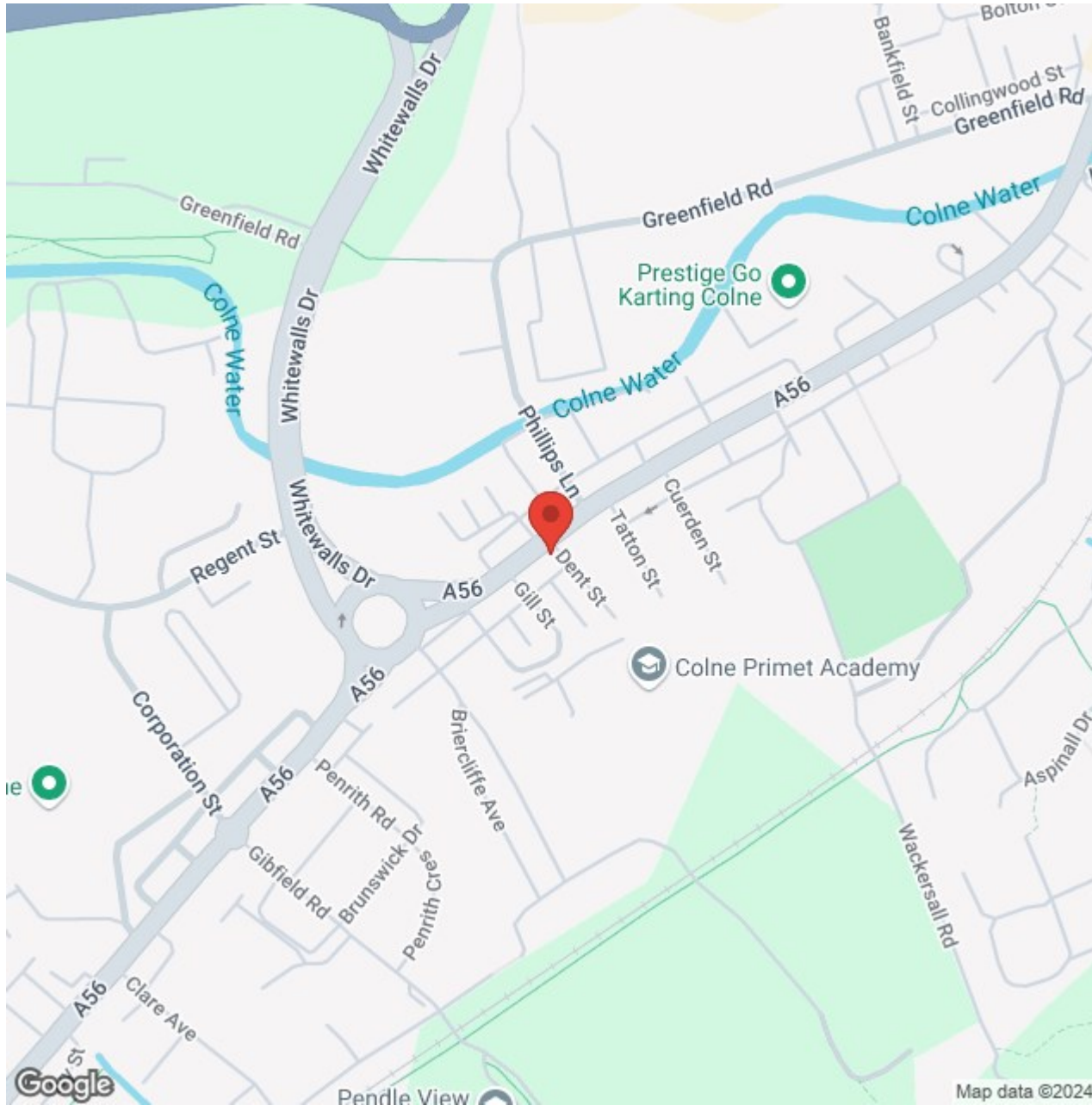
Dent Street, Colne

Offers In The Region Of £84,950

- Mid Terrace • Two Bedrooms • Two Reception Rooms • No Chain

A superb opportunity to acquire this two bedroomed mid terrace property located just off Burnley Road. This well appointed dwelling affords many noteworthy features and briefly comprises of: A comfortable living room, spacious dining room, a kitchen area with access to the rear elevation. On the first floor you will find two double bedrooms and a 3-piece bathroom suite. Externally to the rear elevation is an enclosed flagged yard. All local amenities are a short distance away, including access to the M65 motorway network, providing links to Manchester, Preston and beyond. Early viewing is advised.







Lancashire

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GROUND FLOOR

On the ground floor you will find;

LIVING ROOM 12'5" x 10'4" (3.794m x 3.153m)

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

DINING ROOM 12'4" x 12'4" (3.762m x 3.770m)

A spacious dining room with a uPVC double glazed window to the rear elevation, under stairs storage cupboard, x1 central heating radiator, feature fire place with electric fire set within, and ample space for dining table and chairs.

KITCHEN 14'4" x 5'1" (4.390m x 1.562m)

Having a range of fitted wall and base units, with contrasting work tops over, x4 ring gas hob, plumbing for washing machine, inset sink with chrome mixer tap, fitted breakfast bar, x2 uPVC double glazed window to the rear elevation and a

uPVC double glazed door leading out to the rear yard.

FIRST FLOOR / LANDING

On the first floor/ landing you will find;

BEDROOM ONE 12'5" x 10'4" (3.795m x 3.157m)

A well proportioned master bedroom having 1 central heating radiator, uPVC double glazed window to the front elevation, and ample space for wardrobe and drawers.

BEDROOM TWO 6'3" x 12'5" (1.919m x 3.787m)

Another well proportioned bedroom having fitted wardrobes, 1 central heating radiator, uPVC double glazed window to the rear, and having access to the boiler.

BATHROOM

A 3-piece house bathroom that briefly compromises of; x1 central heating radiator, push button wc, wall mounted sink with chrome mixer tap, partially tiled walls, panelled bath with chrome shower head over.

EXTERNALLY

Externally to the front is a small forecourt and to the rear is a well kept and enclosed flagged yard.

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OUTSIDE

Externally to the front is a small forecourt and to the rear is a well kept and enclosed flagged yard.







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