



Hilton &
Horsfall

BB8 7AS

Manor Road, Colne

Offers In The Region Of £324,950

- Semi Detached • Three Reception Rooms • Three Bedrooms • Breakfast Kitchen & Utility Room • Large South Facing Garden • Driveway & Garage

A well presented THREE bedroomed semi detached family home set on the quiet and peaceful street of Manor Road, Colne. This beautifully presented semi-detached dwelling is situated in a sought after part of town, with local amenities, transport links, primary and secondary schools located close by. The M65 motorway is a short driveway offering easy access to Burnley, Preston, Manchester and beyond. Affording noteworthy features and briefly comprising of: an entrance hallway with a staircase leading to the first floor / landing, family sized living room, comfortable sitting room, sun room, modern fitted kitchen, laundry room and an integral single garage. To the first floor you will find THREE well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front elevation you will find a well kept lawned garden and a tarmac driveway offering off road parking. To the rear is a large south facing enclosed garden with a mature lawn and a paved patio seating area, perfect for use during the summer months. One not to be missed. Early viewing is advised to avoid disappointment. Leasehold. Council Tax Band 'D'.







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Lancashire

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ENTRANCE

With a uPVC double glazed door leading to:

VESTIBULE

With wood effect flooring and coving.

HALLWAY

A welcoming entrance hallway with under stairs storage, coving, 1x radiator and wood effect flooring.

LIVING ROOM 14'4" x 12'11" (4.38 x 3.94)

A family sized living room with 1x radiator, tv point, gas fire set within a quartz fire place, coving and a uPVC double glazed window to the front elevation.

SITTING ROOM 12'8" x 11'9" (3.88 x 3.60)

A comfortable sitting room with 1x radiator, tv point, coving and a uPVC double glazed sliding door leading to the sun room.

SUN ROOM 8'11" x 8'10" (2.73 x 2.71)

A good sized sun room with 1x radiator, tiled flooring and a uPVC double glazed door leading to the rear garden.

KITCHEN 9'2" x 12'9" (2.80 x 3.90)

A modern fitted kitchen with a range of wall and base units with contrasting work tops over, having built in appliances such as a

dishwasher, fridge freezer, electric hob with extractor hood over, electric oven and microwave. The kitchen also boasts a matte black sink with chrome mixer tap, 1x radiator, LED spotlights, tiled flooring, coving and a uPVC double glazed window to the rear elevation.

LAUNDRY ROOM 8'2" x 5'10" (2.51 x 1.80)

A useful laundry room with plumbing for a washing machine and dryer, tiled flooring and a uPVC double glazed door to the side elevation.

GARAGE 18'3" x 9'7" (5.58 x 2.94)

An integral single garage accessed from the laundry room with a manual up and over door and power and lighting.

FIRST FLOOR /LANDING

An open landing with 1x radiator and a uPVC double glazed window to the side elevation.

BEDROOM ONE 14'9" x 11'9" (4.50 x 3.60)

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

BEDROOM TWO 12'8" x 11'10" (3.87 x 3.63)

Another bedroom of double proportion with 1x radiator, wood effect flooring and a uPVC double glazed window to the rear elevation.

BEDROOM THREE 9'0" x 9'0" (2.75 x 2.76)

A well proportioned single bedroom with fitted wardrobes, 1x radiator and a uPVC double glazed window to the front elevation.

BATHROOM 5'5" x 8'10" (1.66 x 2.70)

A three piece suite with a panelled bath and shower over, push button w.c, vanity sink with chrome hot and cold taps, heated towel rail in chrome, built in storage, spotlights, fully tiled walls and 2x frosted uPVC double glazed windows to the rear elevation.

EXTERNALLY

Externally to the front elevation you will find a well kept lawned garden and a tarmac driveway offering off road parking. To the rear is a large south facing enclosed garden with a mature lawn and a paved patio seating area, perfect for use during the summer months.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/manor-rd-colne>

PUBLISHING

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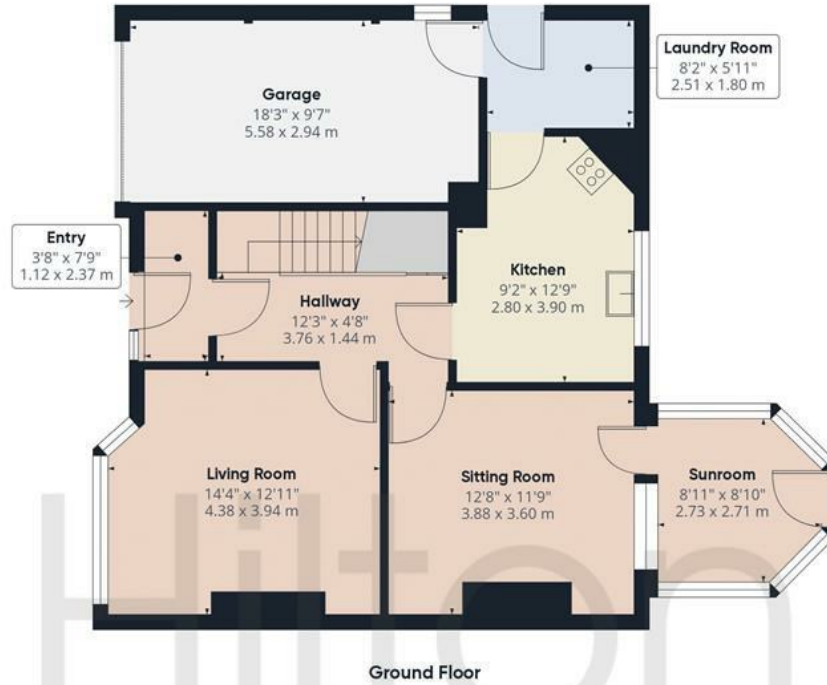


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OUTSIDE

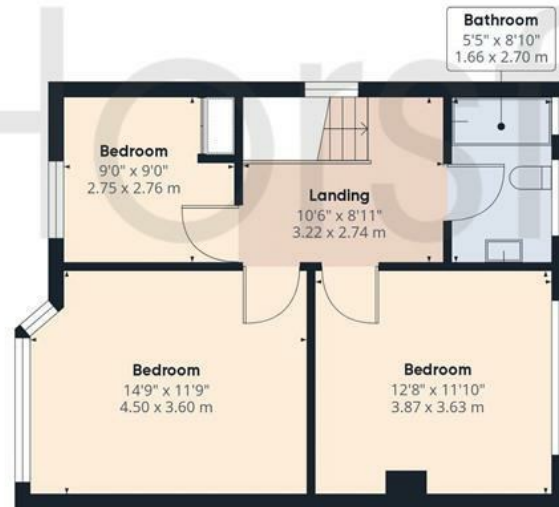
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Approximate total area⁽¹⁾

1383.47 ft²
128.53 m²



(1) Excluding balconies and terraces

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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