



Hilton &
Horsfall

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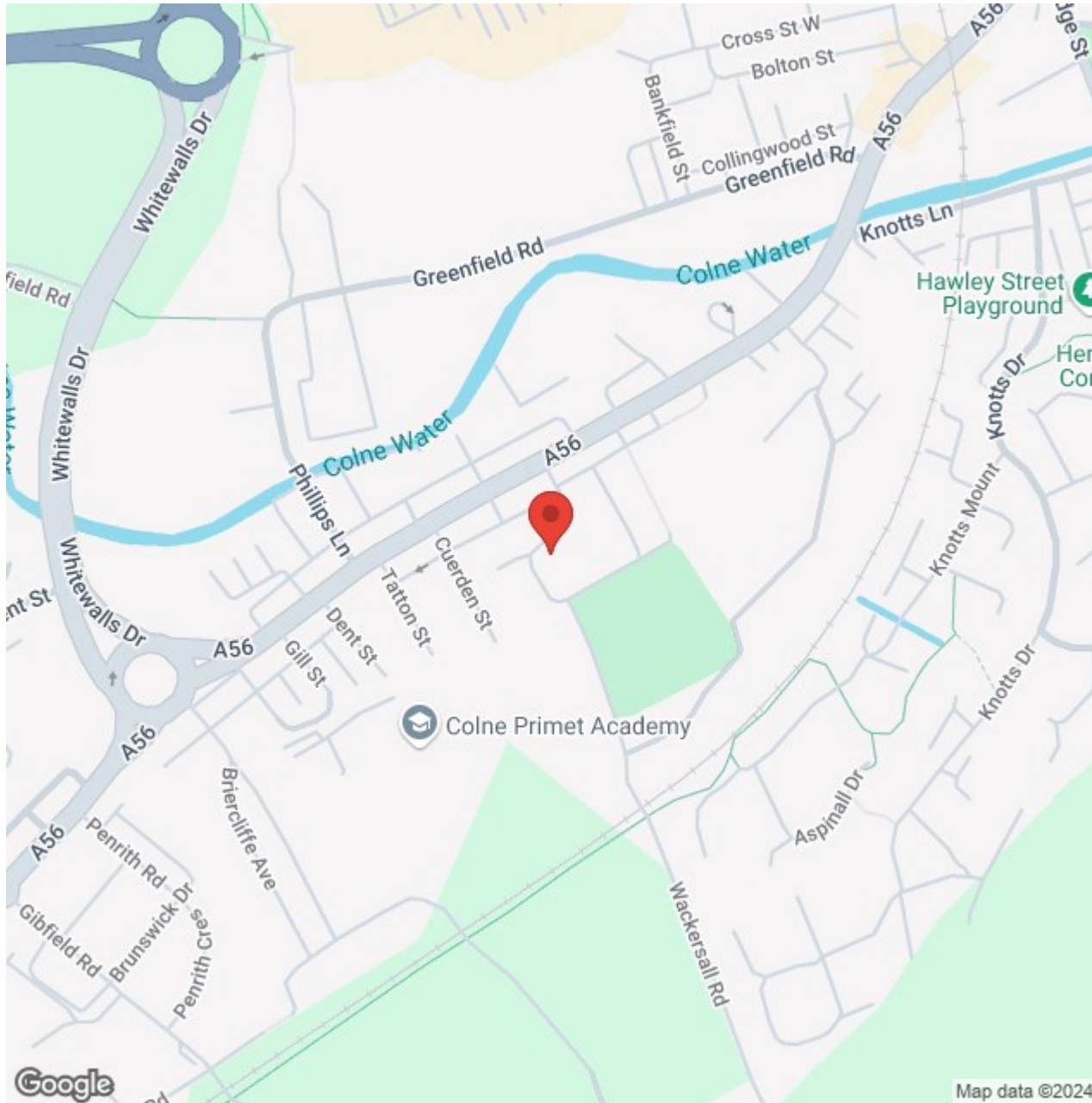
Primet Heights, Colne

Offers In The Region Of £289,950

- Family Home • 3 Bedrooms • Drive • Garden

A desirable property situated on Primet Heights . 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. This property briefly comprising of: an open plan living kitchen area, leading into the bright sunroom. This property has 3 spacious bedrooms with the master having an ensuite shower room and a 3-piece bathroom suite. To the front of the property is a stoned drive giving ample space for off road parking, to the rear is a well presented garden with ample space for garden furniture.







Lancashire

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ENTRANCE

With a uPVC double glazed door leading to:

ENTRANCE HALLWAY

An entrance hallway offering, x1 central heating radiator, and storage cupboard.

LIVING ROOM 12'5" x 26'6" (3.79m x 8.09m)

An open plan living kitchen having wood flooring, feature fireplace with catalyst converter gas fire set within, uPVC double glazed window to the front elevation, x2 central heating radiator, and ample space for furniture.

KITCHEN 12'5" x 26'6" (3.79m x 8.09m)

A modern fitted kitchen with a range of wall and base units, having built in appliances such as 60/40 fridge freezer, gas oven, microwave, 4 ring gas hob, plumbing for washing machine, inset sink with chrome mixer tap, wood flooring, uPVC double glazed french doors leading into the Sunroom.

SUNROOM 9'4" x 7'9" (2.87m x 2.38m)

A bright cosy sunroom having x1 central heating radiator, television point, uPVC double glazed door leading out to the rear garden, with ample space for sofas and chairs.

BEDROOM ONE 10'4" x 13'5" (3.17m x 4.11m)

A spacious master bedroom having fitted wardrobes, x1 central heating radiator, uPVC double glazed window to the front elevation, plenty of space for bedroom furniture and access to the ensuite shower room.

ENSUITE 4'8" x 9'11" (1.43m x 3.03m)

A three piece en-suite shower room comprising of: fully tiled walls and floors, push button wc, x1 central heating radiator, a shower cubicle with glass screen around, uPVC double glazed frosted window to the front elevation, wall mounted sink with chrome mixer tap.

BEDROOM TWO 11'6" x 9'9" (3.51m x 2.99m)

A second bedroom of double proportion having 1 central heating radiator, uPVC double glazed window to the rear, wood flooring, and ample space for bedroom furniture.

BEDROOM THREE 6'7" x 9'10" (2.02m x 3.01m)

Another bedroom of double proportion having 1 central heating radiator, uPVC double glazed window to the rear elevation, and plenty of space for bedroom furniture.

BATHROOM 8'2" x 6'7" (2.51m x 2.01m)

A 3-piece bathroom suite briefly comprising of; wood flooring, push button wc, partially tiled walls, wall mounted sink with chrome mixer tap, x1 central heating radiator, uPVC double glazed frosted window to the rear elevation, tiled jacuzzi bath with chrome shower head over and glass screen around.

SECOND FLOOR

ATTIC ROOM 36'6" x 15'7" (11.13m x 4.75m)

A wooden staircase leading to the attic room having x2 wooden frame sky lights, storage into the eaves, x1 central heating radiator, and ample space for storage.

EXTERNALLY

Externally to the front of the property is a stoned drive way and stoned path leading to the front door and ample space for outdoor furniture. To the rear is a well presented garden with a partial decking area giving ample space for garden furniture and aspect views of Pendle Hill and Blacko Tower.

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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360 DEGREE VIRTUAL TOUR

<https://bit.ly/primet-heights>

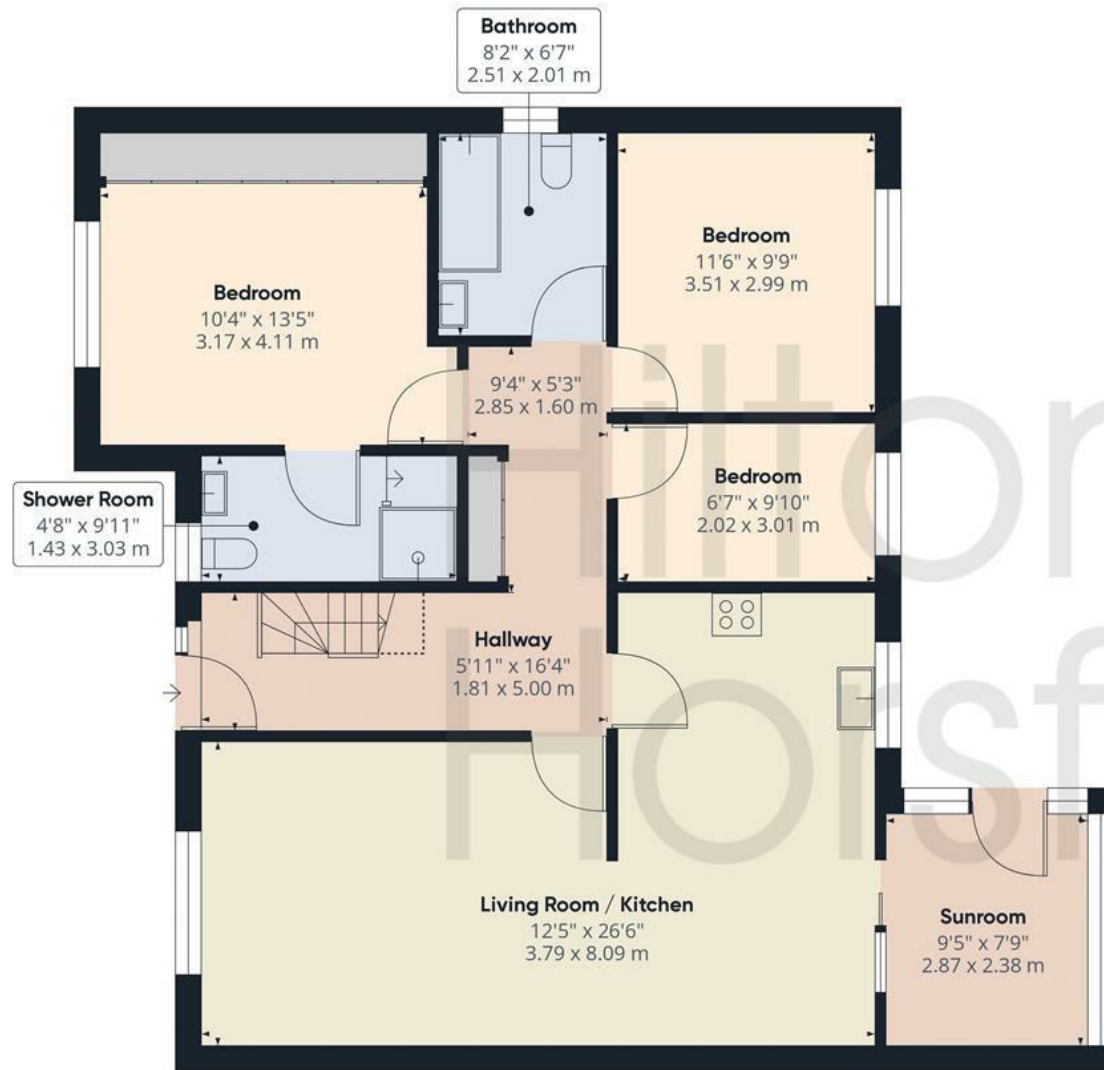


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OUTSIDE

Externally to the front of the property is a stoned drive way and stoned path leading to the front door and ample space for outdoor furniture. To the rear is a well presented garden with a partial decking area giving ample space for garden furniture and aspect views of Pendle Hill and Blacko Tower.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1614.37 ft²
149.98 m²

Reduced headroom

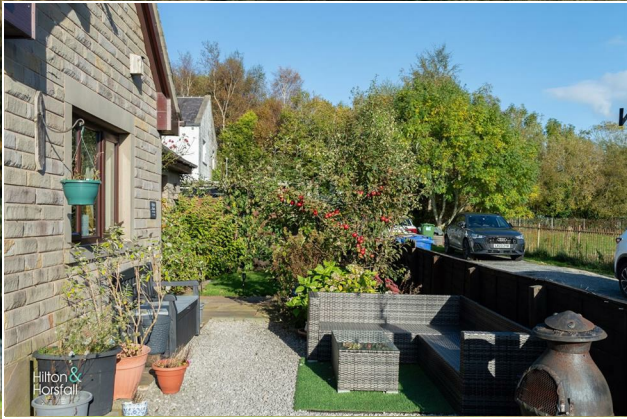
1431.49 ft²
12.36 m²

(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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