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## Linden Road, Colne

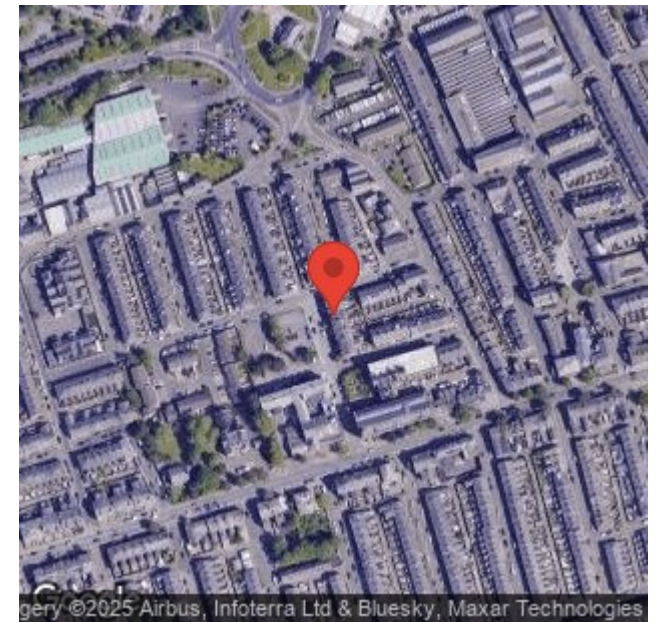
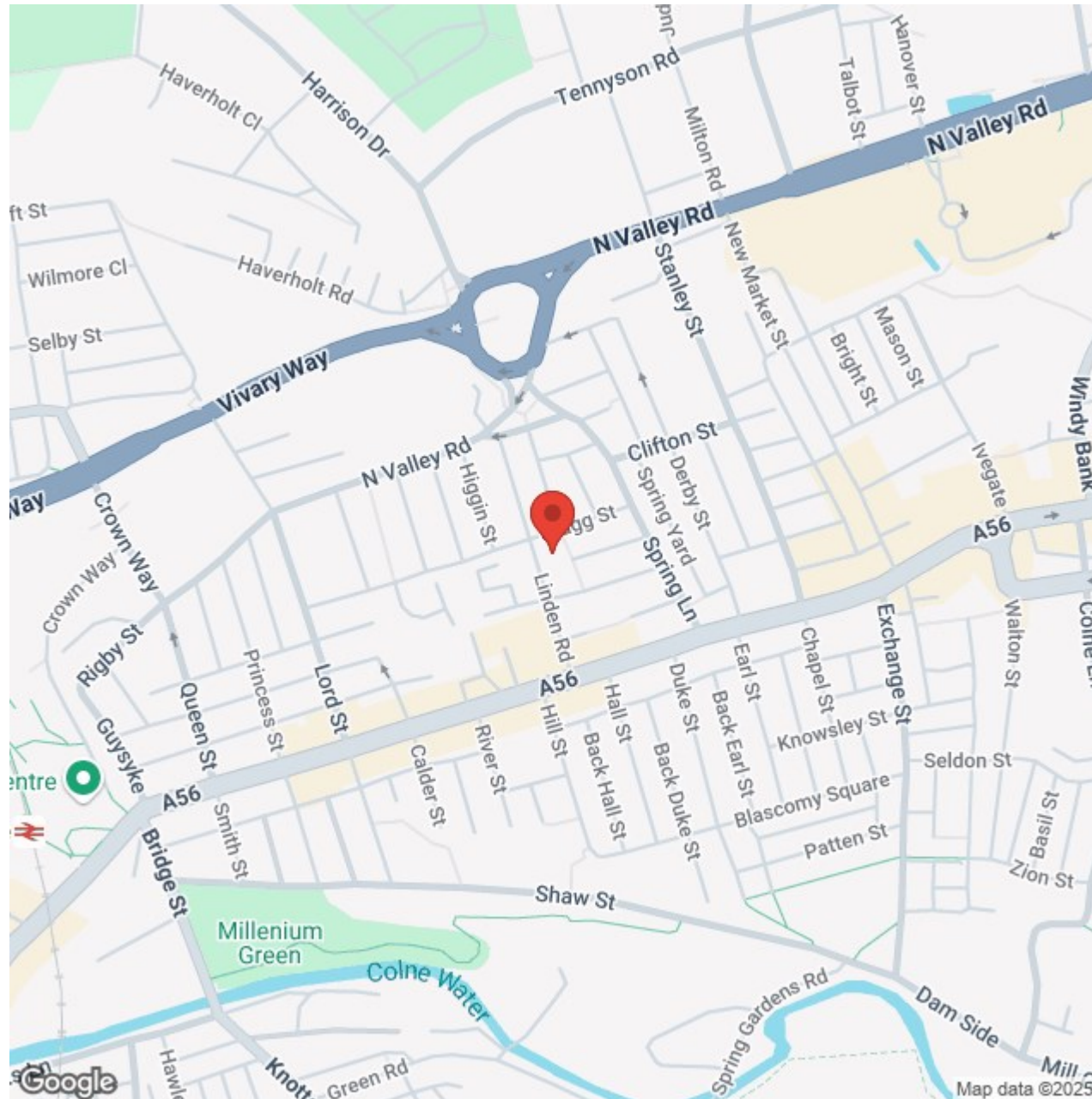
### Offers In The Region Of £279,250

- Five Bedrooms • Popular Area of Town • Two Reception Rooms • Large Cellar & Laundry Room • Rear Enclosed Yard • Over Four Floors • Large Family Sized Home

An opportunity to acquire this spacious mid terraced dwelling located on Linden Road, Colne. A beautiful property perfect for a growing family. The central location of this house ensures that you are never far from all the amenities that Colne has to offer. Offering ample space for all your needs, as you step inside, you are greeted by a welcoming entrance hallway, two family sized reception rooms, modern fitted kitchen and a cellar housing the games room and utility room. To the first floor / landing you will find three well proportioned bedrooms, house bathroom and a separate w.c. Following onto the second floor / landing you will find two additional double bedrooms. Externally to the front is a well kept patio laid with Indian stone flags and stone steps leading to the front entrance. To the rear you will find a tidy secure yard with a patio area and artificial grass area. The property also has the benefit of an electric car charger. One not to be missed. Council tax band C. Freehold.













# Lancashire

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## ENTRANCE

With a composite door leading to:

## VESTIBULE

With tiled flooring, coving and a stain glass solid hard wood door leading to the hallway.

## HALLWAY

A welcoming hallway with original real wood floor, coving, 1x radiator and an open balustrade staircase leading to the first floor / landing.

## LIVING ROOM 19'1" x 12'9" (5.84 x 3.91)

A family sized living room with an electric fire set within a feature fire place, original real wood floor, 1x radiator, television point, coving, picture rail and a uPVC double glazed bay window.

## DINING ROOM 17'1" x 11'10" (5.21 x 3.63)

A spacious dining room with ample space for a large dining table, original real wood floor, picture rail, coving, built in cabinet, feature fire place and uPVC double glazed french doors leading to the rear yard.

## KITCHEN 12'10" x 8'9" (3.93 x 2.67)

A modern fitted kitchen with a range of wall and base units and contrasting work tops over, having built in appliances such as a fridge freezer, dishwasher and extractor hood. The kitchen also boasts a Belfast sink with brush gold hot and cold taps, tiled flooring, under floor heating, uPVC double glazed window to the rear elevation and a composite stable door to the side elevation leading to the rear yard.

## CELLAR

Accessed from the entrance hallway.

## CELLAR HALLWAY

With wood effect flooring.

## CELLAR ROOM 20'3" x 13'8" (6.18 x 4.18)

A large games room with spotlights, wood effect flooring, 1x radiator, television point, built in storage units and a uPVC frosted double glazed window to the front elevation.

## LAUNDRY ROOM 18'4" x 4'4" (5.59 x 1.34)

A useful utility room with plumbing for a washing machine and dryer, 1x radiator and a uPVC double glazed window to the side elevation.

## FIRST FLOOR / LANDING

An open landing with 1x radiator, coving and a dado rail.

## BEDROOM ONE 16'11" x 10'11" (5.18 x 3.33)

A large double bedroom with fitted wardrobes, picture rail, coving, feature fire place, 1x radiator and a uPVC double glazed window to the rear elevation.

## BEDROOM TWO 17'1" x 8'5" (5.22 x 2.59 )

A bedroom of double proportion with fitted wardrobes, picture rail, coving, 1x radiator and 2x uPVC double glazed windows to the front elevation.

## BEDROOM THREE 12'8" x 7'0" (3.88 x 2.15)

A good sized single bedroom with wainscot paneling, picture rail, coving, 1x radiator and a uPVC double glazed window to the front elevation.

## W.C 2'10" x 9'1" (0.88 x 2.77)

A one piece suite with a w.c and tiled flooring.

## BATHROOM 10'9" x 9'1" (3.30 x 2.77)

A modern four piece suite with a free standing bath, shower tray with rainfall shower head over, w.c, vanity sink with wall hung taps, 1x radiator, partially tiled walls, wall lights, tiled flooring and a uPVC double glazed window to the rear elevation.

## SECOND FLOOR / LANDING

With access to the loft and 1x skylight.

## HOME OFFICE / BEDROOM FOUR 13'6" x 16'8" (4.12 x 5.09)

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

## BEDROOM FIVE 13'3" x 10'10" (4.06 x 3.32)

Another double bedroom with 1x radiator and 1x skylight.

## EXTERNALLY

Externally to the front is a well kept patio laid with Indian stone flags and stone steps leading to the front entrance. To the rear you will find a tidy secure yard with a patio area and artificial grass area.

## 360 DEGREE VIRTUAL TOUR

<https://bit.ly/linden-road-colne>

## PUBLISHING

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## 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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## OUTSIDE

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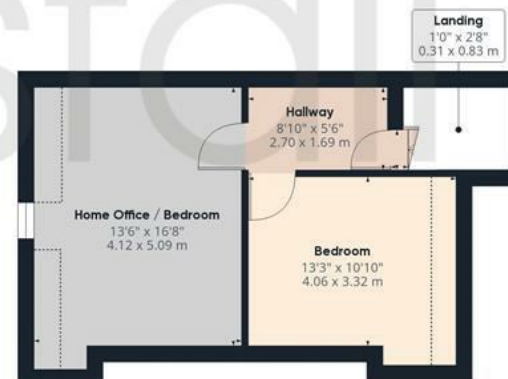
Floor -1



Ground Floor



Floor 1



Floor 2

## Approximate total area<sup>(1)</sup>

2179.81 ft<sup>2</sup>

202.51 m<sup>2</sup>

## Reduced headroom

45.01 ft<sup>2</sup>

4.18 m<sup>2</sup>

(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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h Road

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

rsfall.co.uk  
01282 60024

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01200 435667](tel:01200435667)