



Hilton &
Horsfall

Barn Field Close, Colne

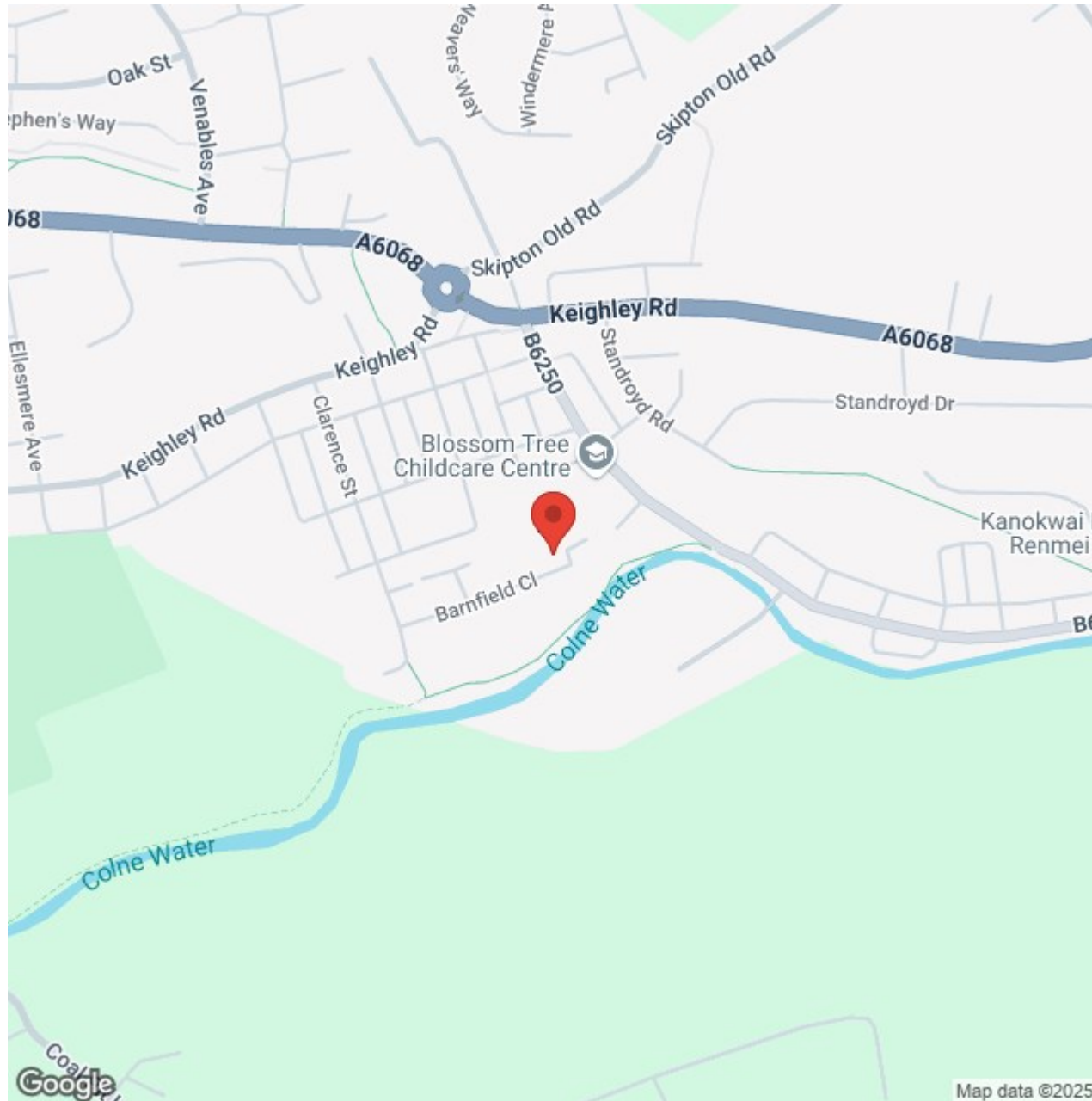
Offers In The Region Of £264,950

- Semi Detached • Three Bedrooms • Garage & Utility • Modern Three Piece Bathroom • South Facing Garden

Situated in a quiet cul-de-sac, this immaculately presented semi-detached home offers stylish and spacious living. The family-sized living room flows seamlessly into an elevated dining area, perfect for entertaining. A fully fitted kitchen with integrated appliances, a ground-floor WC, and a utility room add to the home's practicality. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with the main bedroom enjoying stunning countryside views. A contemporary bathroom suite, garage, and a well-maintained rear garden with a patio and raised lawn complete the property.

Colne is a sought-after location, offering a blend of countryside charm and modern convenience. With excellent schools, independent shops, and easy access to the Yorkshire Dales, it's ideal for families and outdoor enthusiasts alike. The town's transport links, including the M65 motorway, ensure seamless connections to surrounding areas, making this home a perfect balance of rural tranquillity and accessibility.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, ceiling coving, 1x central heating radiator, smoke detector, staircase to the first floor / landing and uPVC door to the front elevation.

LIVING ROOM 16'4" x 11'7" (4.99m x 3.54m)

A family sized living room with Karndean flooring, space for settees, television point, ceiling coving, 1x central heating radiator, recessed LED spotlights, 2x wall lights and uPVC double glazed window to the front elevation.

DINING AREA 8'10" x 8'9" (2.70m x 2.68m)

Having space for a dining table and chairs, 1x central heating radiator, ceiling coving, recessed LED spotlights, access through to the kitchen and uPVC patio doors to the rear elevation.

KITCHEN 9'2" x 8'7" (2.81m x 2.64m)

Offering a range of fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, tiled flooring, tiled splash back, Siemens oven / grill, 5 ring gas hob with chrome extractor hood above, integrated fridge / freezer and

dishwasher, 1x central heating radiator, ceiling coving, recessed LED spotlights, airing cupboard housing Ideal combi boiler and uPVC double glazed window to the rear elevation.

GROUND FLOOR WC / CLOAKS

A useful ground floor w.c comprising of: tiled flooring, tiled walls, push button w.c, sink in vanity unit with chrome mixer tap, recessed LED spotlights and an air extraction fan.

FIRST FLOOR / LANDING

On the first floor there is a split level landing, ceiling coving, loft hatch and smoke detector.

BEDROOM ONE 14'11" x 10'11" (4.57m x 3.35m)

A bedroom of double proportions with space for a wardrobe and drawers, ceiling coving, space for a vanity desk and chairs, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO 9'11" x 8'10" (3.04m x 2.70m)

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE 8'1" x 10'0" (2.48m x 3.06m)

Yet again a bedroom of double proportions with space for a wardrobe and drawers, ceiling coving, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM 7'1" x 7'1" (2.17m x 2.18m)

A beautifully presented modern bathroom comprising of: fully tiled flooring and walls, panelled bathtub with chrome mixer tap, rain fall shower head above and glass shower screen, wall mounted sink with chrome mixer tap, push button w.c, heated chrome towel rack, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the front elevation.

UTILITY ROOM 8'6" x 6'2" (2.60m x 1.88m)

With plumbing for a washing machine, space for a tumble dryer, space for a freestanding fridge / freezer, recessed LED spotlights, door to garage and composite double glazed door to the rear elevation.

GARAGE 8'8" x 11'8" (2.66m x 3.58m)

Ideal for storage purposes.

EXTERNALLY

Externally to the front elevation there is a block paved driveway leading up to the garage offering ample space for off road parking. To the rear elevation you will find a two tier elevated garden with an Indian Stone flagged patio having space for garden furniture, laid lawn, shrubs, flowerbeds, outside lighting and water tap. Perfect for use during the Spring / Summer months.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/barnfield-close-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.

PUBLISHING

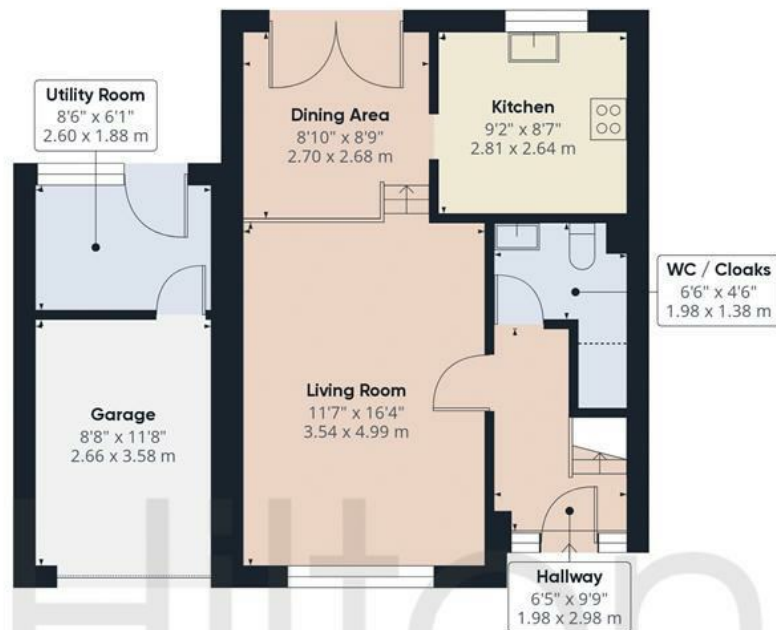
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OUTSIDE

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1011.27 ft²

93.95 m²

Reduced headroom

7.37 ft²

0.68 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

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