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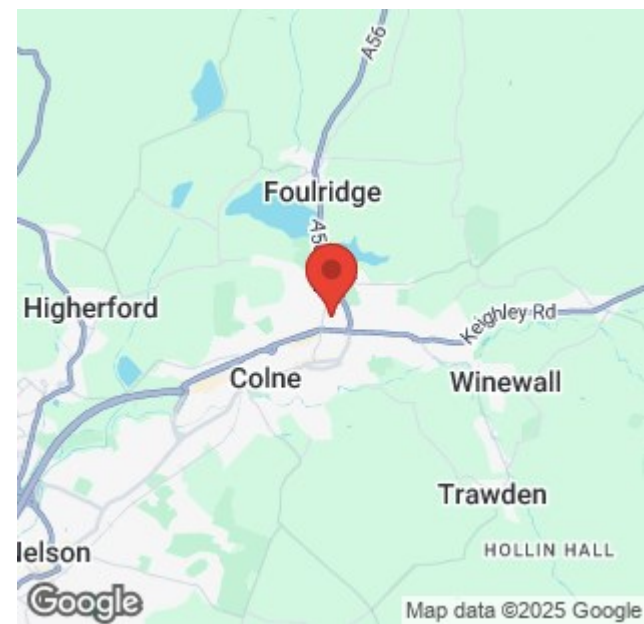
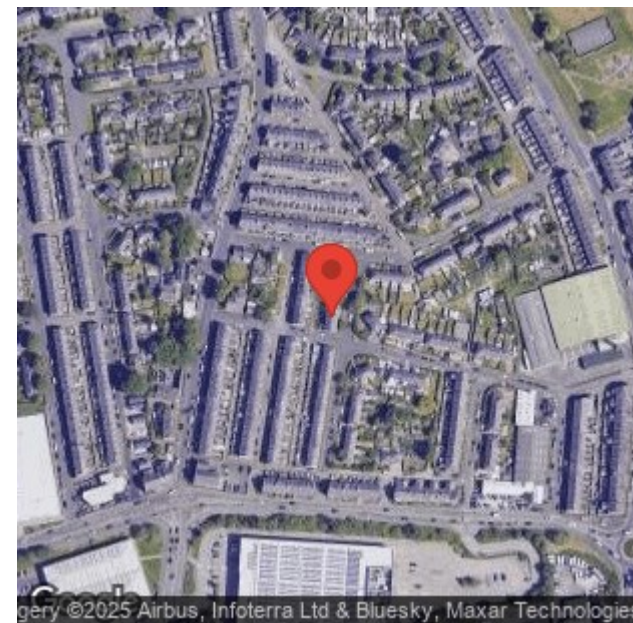
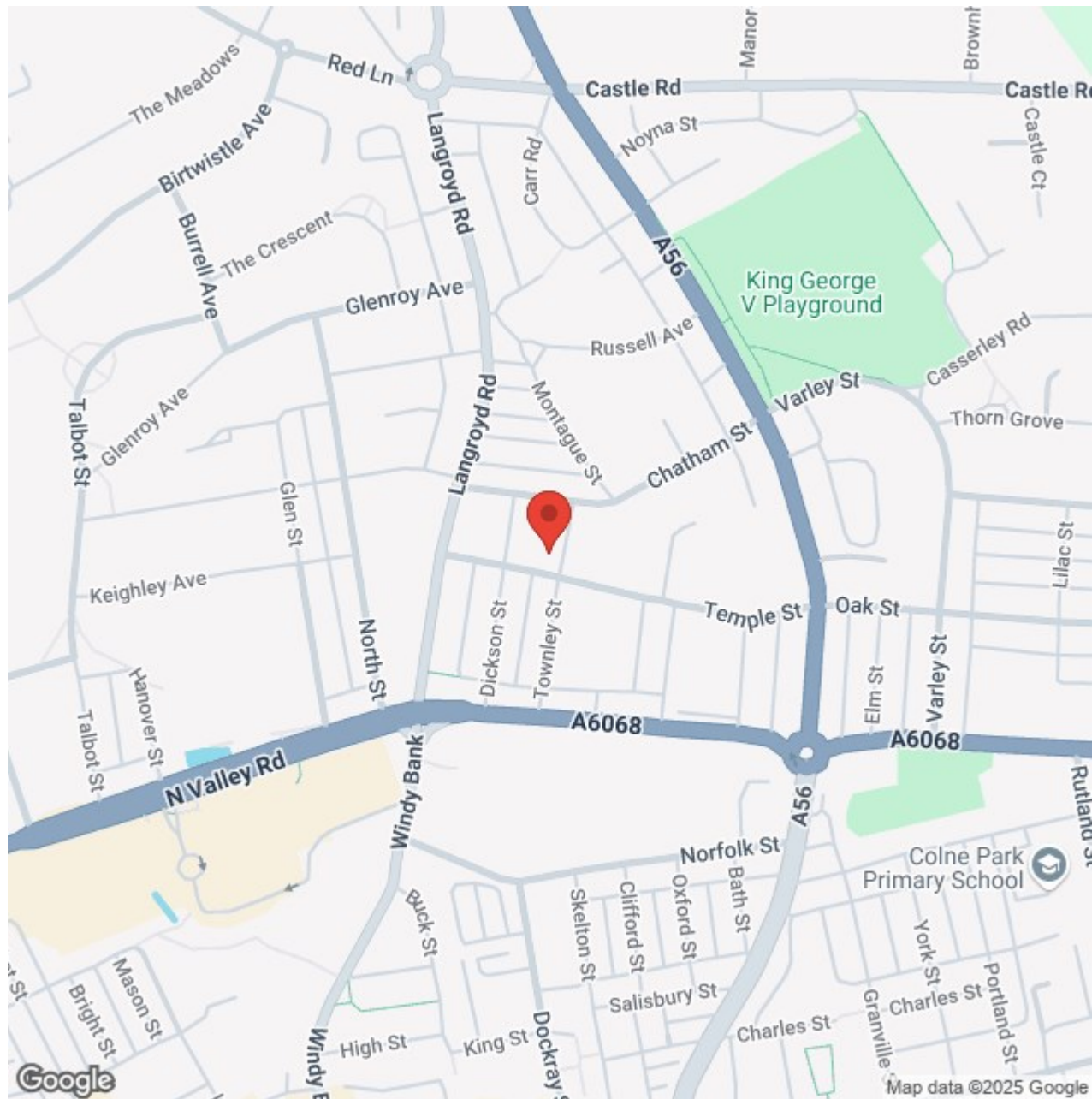
Townley Street, Colne

Offers In The Region Of £109,950

- TWO DOUBLE BEDROOMS • QUIET STREET IN A DESIRABLE LOCATION • IMMACULATE PROPERTY • APPROX RENTAL VALUATION £700 PCM • IDEAL INVESTMENT OPPORTUNITY • NO CHAIN

This TWO bedroomed end terrace dwelling is located within the popular town of Colne. Within walking distance to local amenities, transport links and the M65 motorway just a short drive away which gives easy access to neighbouring towns / cities. Well presented and briefly comprising of: a spacious living room, dining room, kitchen and a lean to / porch to the ground floor. On the first floor you will find two well proportioned bedrooms and a three piece bathroom suite. Externally to the front is a gated forecourt. To the rear is a paved yard. Council Tax Band 'A'.







Lancashire

This TWO bedroomed end terrace dwelling is located within the popular town of Colne. Within walking distance to local amenities, transport links and the M65 motorway just a short drive away which gives easy access to neighbouring towns / cities. Well presented and briefly comprising of: a spacious living room, dining room, kitchen and a lean to / porch to the ground floor. On the first floor you will find two well proportioned bedrooms and a three piece bathroom suite. Externally to the front is a gated forecourt. To the rear is a paved yard. Council Tax Band 'A'.

MAIN DESCRIPTION

This TWO bedroomed end terrace dwelling is located within the popular town of Colne. Within walking distance to local amenities, transport links and the M65 motorway just a short drive away which gives easy access to neighbouring towns / cities. Well presented and briefly comprising of: a spacious living room, dining room, kitchen and a lean to extension to the ground floor. On the first floor you will find two well proportioned bedrooms and a three piece bathroom suite. Externally to the front is a gated forecourt. To the rear is a paved yard. Council Tax Band 'A'. The house is sold with vacant possession.

For any landlords, we expect a rental income of around £695 PCM for this property.

GROUND FLOOR

With a solid wood front door leading into:

ENTRANCE HALL

With 1x radiator, smoke detector, coving and a staircase to the first floor.

LIVING ROOM 12'8" x 12'8" (3.87 x 3.87)

A comfortable sized room with a uPVC double glazed window to the front elevation, wood effect flooring, coving, gas fire, television point, telephone point and 1x radiator. With access through to:

DINING ROOM 11'5" x 9'9" (3.48 x 2.99)

Located to the rear of the property and open plan to the

kitchen. With a uPVC double glazed window to the rear elevation, gas fire, telephone point, coving and 1x radiator.

KITCHEN 11'5" x 5'5" (3.48 x 1.67)

Having a range of fitted wall and base units, contrasting surfaces over, wood effect flooring, plumbing for a washing machine, tile splash backs, inset sink, under stairs storage cupboard, electric oven with a 4-ring gas hob and a uPVC double glazed window to the side elevation. With access through to:

LEAN TO / PORCH 7'1" x 5'5" (2.17 x 1.67)

With ample space for a fridge/freezer and a door leading out to the rear yard.

FIRST FLOOR / LANDING

With a uPVC double glazed window to the side elevation and access to the loft hatch.

BEDROOM ONE 12'8" x 12'7" (3.87 x 3.86)

A room of double proportions with a walk in wardrobe, television point, 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO 11'5" x 9'9" (3.48 x 2.99)

A well proportioned room with 1x radiator, inbuilt cupboard and a uPVC double glazed window to the rear elevation.

BATHROOM 8'2" x 5'7" (2.49 x 1.71)

A 3-piece bathroom suite comprising of: a panelled bath, over head shower, low level w.c, pedestal sink, 1x radiator, partially tiled walls, extractor fan and a uPVC double glazed frosted glass window to the rear.

EXTERNALLY

Externally to the front is a gated forecourt. To the rear is a paved yard.

PUBLISHING

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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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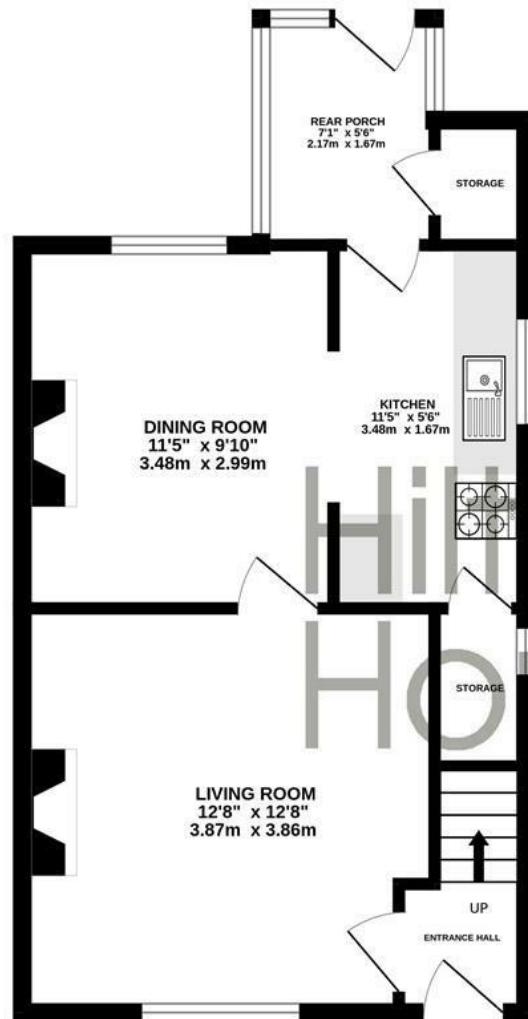
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OUTSIDE

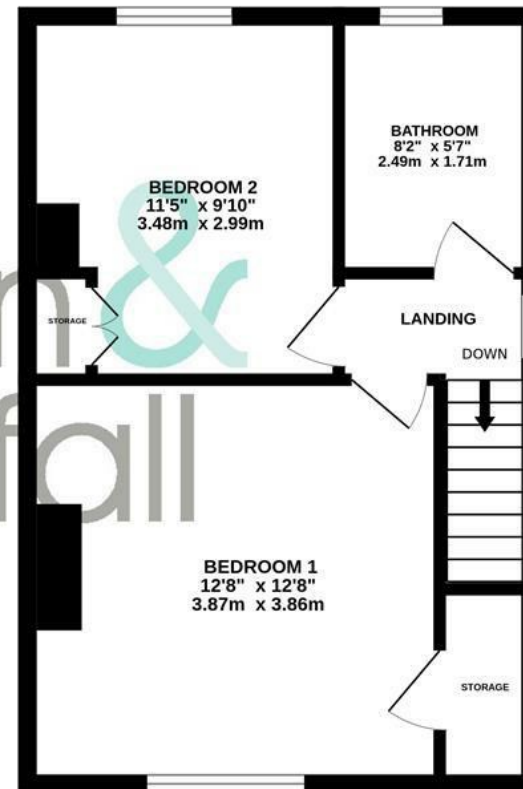
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GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



47 TOWNLEY STREET - MARKETING BY HILTON & HORSFALL ESTATE AGENTS

TOTAL FLOOR AREA : 792 sq.ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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