



BB8 8JD

Burnley Road, Colne

Offers In The Region Of £169,950

- Three-bedroom semi-detached home
- Spacious living & dining area
- Shared driveway & single garage
- Low-maintenance front & rear gardens
- No onward chain – ready to move in
- Convenient location with great transport links

This spacious three-bedroom semi-detached home offers a fantastic opportunity for buyers looking for a well-proportioned property in a convenient location. The accommodation comprises a large living room, open to a dining area, a well-equipped kitchen, and a family bathroom. Externally, the property benefits from off-road parking, a garage, a front garden, and a rear yard. No onward chain – ready for immediate occupancy!

Additional Opportunity:

This property is adjoined to 275 Burnley Road, a similar three-bedroom semi-detached home, which is also available for sale. The owner is ideally looking to sell both properties at the same time, though they can be purchased independently. If you're interested in securing two adjoining properties—whether for extended family living, investment, or rental purposes—this is a rare opportunity worth exploring.







Lancashire

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GROUND FLOOR

ENTRANCE PORCH

LIVING ROOM 19'7" x 12'9" (5.98m x 3.90m)

The spacious living room is bright and inviting, featuring a neutral colour scheme, a decorative fireplace, and a large front-facing window allowing plenty of natural light. The open-plan layout flows seamlessly into the dining area, which benefits from sliding patio doors leading to the rear yard, creating a great indoor-outdoor connection. Ideal for both relaxation and entertaining, this versatile space offers a comfortable setting with a well-balanced layout.

DINING AREA 11'1" x 8'8" (3.40m x 2.65m)

The dining area is a bright and versatile space, featuring sliding patio doors that open onto the rear yard, allowing for plenty of natural light and easy access to outdoor seating. With a neutral colour scheme, fitted carpet, and ample space for a dining table, this room is perfect for both everyday meals and entertaining.

KITCHEN 8'0" x 16'0" (2.44m x 4.90m)

The kitchen is a generous space fitted with white cabinetry, ample worktop space, and tiled splashbacks. It features an integrated oven and gas hob, along with space for appliances. A rear door provides direct access to the yard, while a side

window allows for additional natural light. With plenty of storage and potential for modernisation, this kitchen is a great foundation for a functional and stylish cooking space.

FIRST FLOOR / LANDING

BEDROOM ONE 13'2" x 11'0" (4.03m x 3.37m)

This spacious double bedroom is located at the rear of the property, benefiting from a large window that allows plenty of natural light. The neutral décor and fitted carpet create a bright and airy feel, while the radiator beneath the window ensures warmth and comfort.

BEDROOM TWO 9'4" x 10'11" (2.86m x 3.35m)

This well-proportioned bedroom is located at the front of the property, featuring a large window that allows for plenty of natural light. A built-in cupboard provides useful storage and houses the combination boiler, while the neutral décor offers a blank canvas for personalisation.

BEDROOM THREE 10'1" x 8'1" (3.09m x 2.48m)

This single bedroom is located at the front of the property, featuring a large window that allows for plenty of natural light. The room offers versatility, making it ideal as a home office, nursery, or guest room, with a built-in raised platform providing additional storage or workspace potential.

BATHROOM 6'2" x 5'10" (1.89m x 1.79m)

The bathroom is fitted with a three-piece suite comprising a panelled bath with an electric shower overhead, a pedestal wash basin, and a low-flush WC. The walls feature partially tiled splashbacks, and a frosted window allows natural light while maintaining privacy.

GARAGE 19'0" x 9'0" (5.80m x 2.76m)

EXTERNALLY

The property benefits from a shared driveway with the adjoining house, leading to a single garage for private use, while the neighbouring property retains ownership of the second garage. To the front, there is a small gated garden adding a touch of greenery, while the rear features a low-maintenance yard, providing a private outdoor space with access to the garage.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/273-bly-rd-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.

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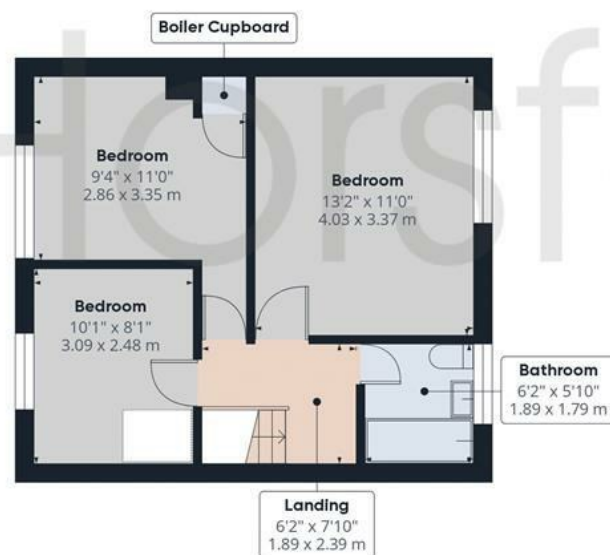
OUTSIDE

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1096.51 ft²

101.87 m²

Reduced headroom

15.99 ft²

1.49 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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