





Hilton &  
Horsfall

BB8 8FG

## Tum Hill Close, Colne

### Offers In The Region Of £199,950

- Semi Detached • Three Bedrooms • Fitted Kitchen Diner • Driveway • Rear Garden

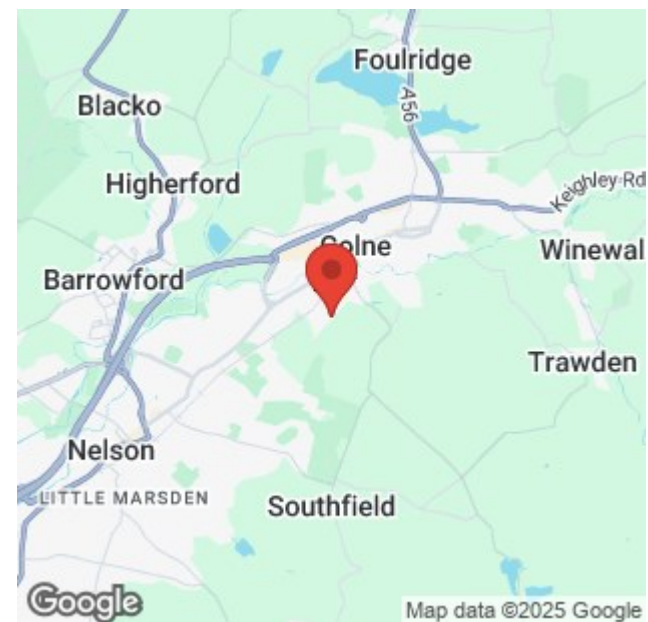
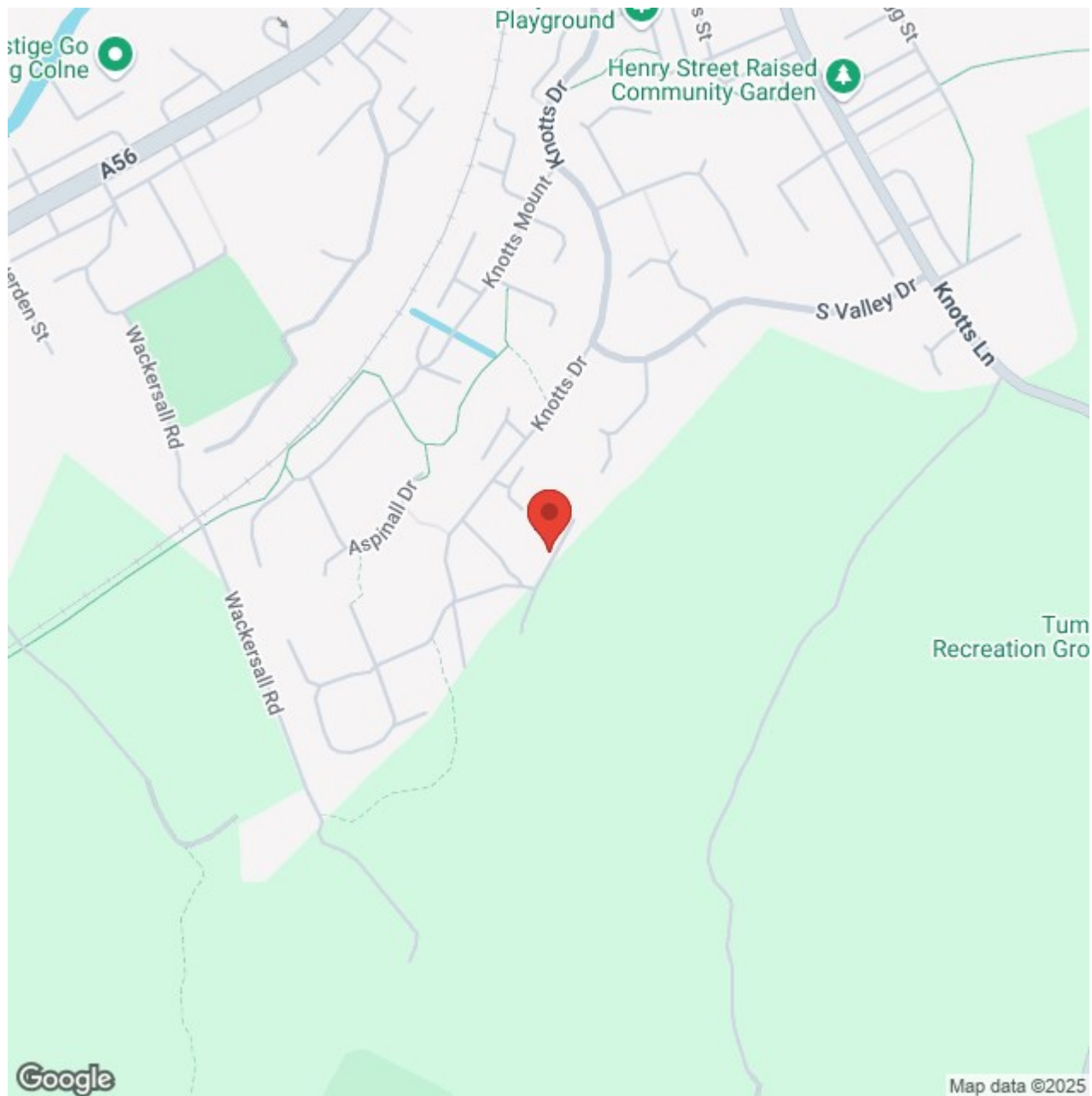
Nestled in the charming area of Tum Hill Close, Colne, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The master bedroom benefits from an en-suite bathroom while a further bathroom and a convenient ground floor w.c enhance the practicality of the home. The heart of the house is a spacious living room that flows seamlessly into a dining kitchen, creating an inviting atmosphere for both relaxation and entertaining.

Outside, the property boasts a driveway with parking for two vehicles and to the rear there is an enclosed garden with a laid lawn. Perfect for use during the Spring / Summer months.

Early viewings are highly advised to avoid disappointment.











## Lancashire

Nestled in the charming area of Turn Hill Close, Colne, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The master bedroom benefits from an en-suite bathroom while a further bathroom and a convenient ground floor w.c enhance the practicality of the home. The heart of the house is a spacious living room that flows seamlessly into a dining kitchen, creating an inviting atmosphere for both relaxation and entertaining. Outside, the property boasts a driveway with parking for two vehicles and to the rear there is an enclosed garden with a laid lawn. Perfect for use during the Spring / Summer months. Early viewings are highly advised to avoid disappointment.

### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE HALLWAY

A welcoming entrance hallway with 1x central heating radiator, smoke detector, staircase to the first floor / landing and composite door to the front elevation.

#### GROUND FLOOR W.C

Comprising of: a push button w.c, pedestal sink with chrome mixer tap, tiled splash back, 1x central heating radiator and uPVC double glazed frosted window to the front elevation.

#### LIVING ROOM 12'0" x 14'0" (3.68m x 4.29m )

A family sized living room with space for settees, television point, 1x central heating radiator, storage cupboard and uPVC double glazed window to the front elevation.

#### KITCHEN 15'3" x 8'7" (4.66m x 2.64m )

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, inset sink with chrome mixer tap, Electrolux oven / grill, 4 ring gas hob with chrome extractor hood above, integrated 50/50 fridge / freezer, integrated dishwasher, plumbing for a washing machine, 1x central heating radiator, space for a table and chairs, smoke detector, uPVC double glazed window and patio doors leading out to the rear garden.

### FIRST FLOOR / LANDING

On the first floor / landing you will find. loft hatch, storage cupboard and smoke detector

#### BEDROOM ONE 9'8" x 9'5" (2.95m x 2.88m )

A bedroom of double proportions with space for drawers, storage cupboard, 1x central heating radiator, door to en-suite and uPVC double glazed window to the front elevation.

#### EN-SUITE

A three piece en-suite shower room comprising of: shower cubicle, tiled splash back, push button w.c, pedestal sink with chrome mixer tap, 1x central heating radiator, air extraction fan and uPVC double glazed frosted window to the front elevation.

#### BEDROOM TWO 9'0" x 7'4" (2.76m x 2.26m )

A 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 6'0" x 7'4" (1.83m x 2.26m )

A bedroom of single proportions with space for drawers, 1x central heating radiator, smoke detector and uPVC double glazed window to the rear elevation.

#### BATHROOM

A modern three piece bathroom suite comprising of: panelled bathtub with chrome mixer tap, shower over and glass shower screen, tiled splash back, pedestal sink with chrome mixer tap, push button w.c, heated chrome towel rack, air extraction fan and uPVC double glazed frosted window to the side elevation.

#### EXTERNALLY

Externally to the front elevation there is a block paved driveway providing ample space for off road parking and a laid lawn area. To the rear elevation there is an enclosed garden with a laid lawn and flagged patio area with space for garden furniture, outside lighting and water tap.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/turn-hill-close-colne>

### 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.

### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)





Hilton &  
Horsfall

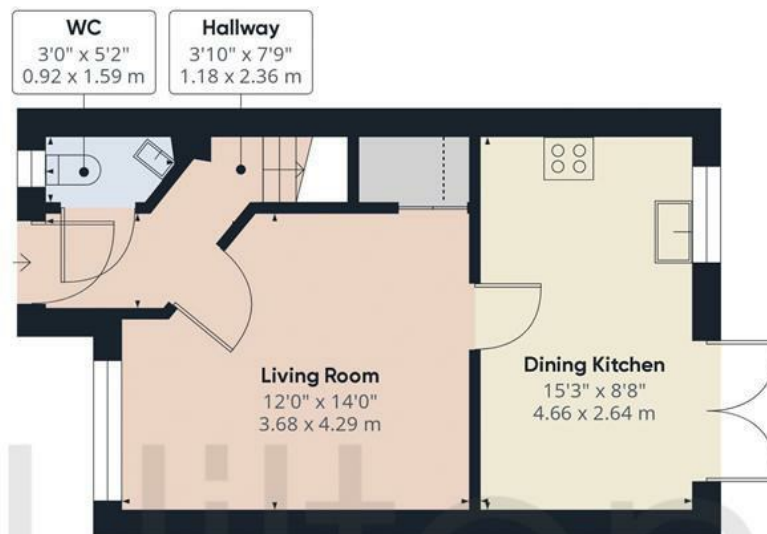


BB8 8FG

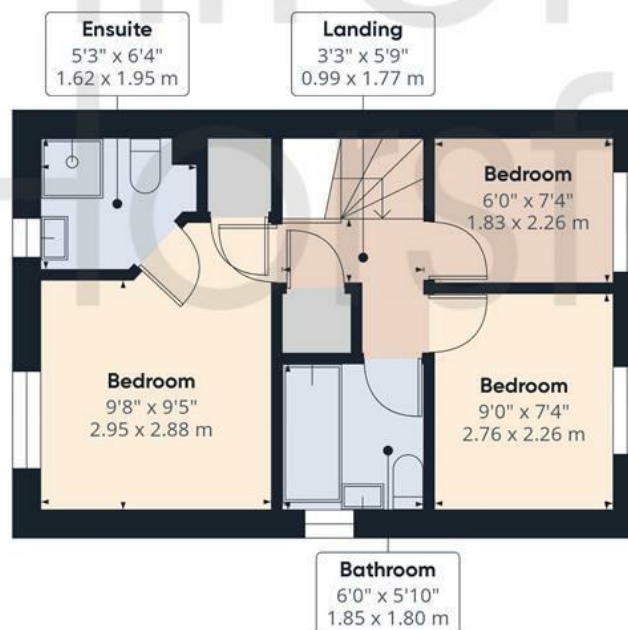
## OUTSIDE

Externally to the front elevation there is a block paved driveway providing ample space for off road parking and a laid lawn area. To the rear elevation there is an enclosed garden with a laid lawn and flagged patio area with space for garden furniture, outside lighting and water tap.





Ground Floor



Floor 1

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

694.81 ft<sup>2</sup>

64.55 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.





Hilton &  
Horsfall





Hilton &  
Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

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

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

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