







Hilton &  
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## Boulsworth Grove, Colne

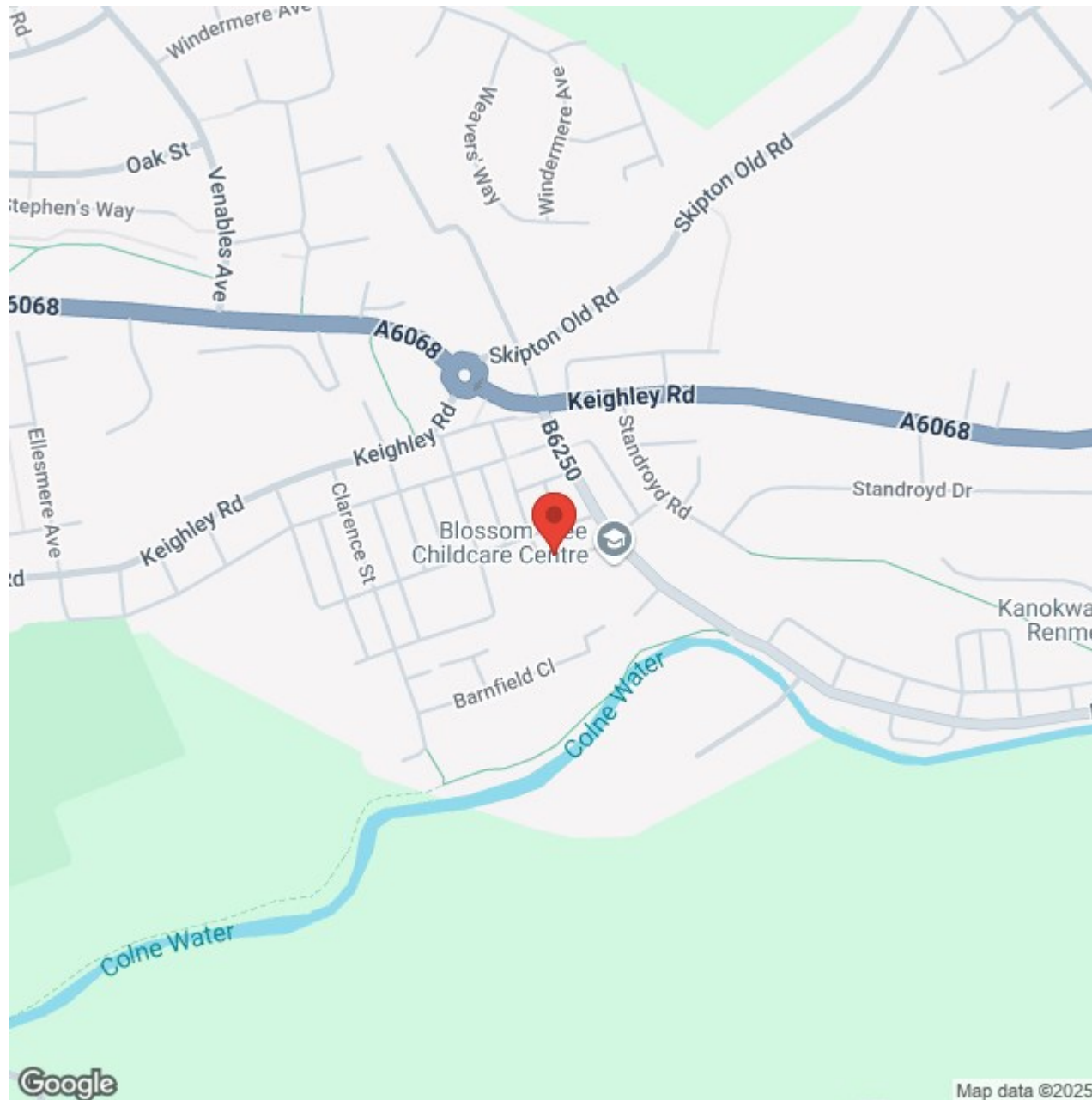
### Offers In The Region Of £199,950

- Terraced • Three Bedrooms • Two Reception Rooms • Idyllic Location • Rear Yard

Nestled in the charming area of Boulsworth Grove, Colne, this delightful terraced house offers a perfect blend of comfort and modern living. Comprising of: two inviting reception rooms, a fitted kitchen, three well proportioned bedrooms and a modern three piece bathroom suite. The property is situated in an idyllic location, surrounded by the natural beauty of the area, yet conveniently close to local amenities, schools, and transport links. This terraced house presents a fantastic opportunity for anyone looking to settle in a welcoming community. With its spacious layout and modern conveniences, don't miss the chance to make this lovely property your new home.











## Lancashire

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### 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.

#### SITTING ROOM 11'5" x 12'1" (3.48m x 3.69m )

Having space for settees, television point, wall feature fireplace with gas fire, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### LIVING ROOM 13'4" x 24'11" (4.07m x 7.60m )

A family sized living room open to the kitchen having space for settees, television point, wall feature fireplace with log burner, 1x central heating radiator and an under stairs storage cupboard.

#### KITCHEN 13'4" x 24'11" (4.07m x 7.60m )

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, tiled splash back, centre island with space for barstools, Belfast sink with chrome mixer tap, Rangemaster cooker with extractor hood above, integrated 50/50 fridge / freezer, Beko dishwasher, Viessman boiler, wall mounted modern radiator, recessed LED spotlights, 2x velux windows to the side elevation and uPVC double glazed windows and patio doors to the rear elevation.

### FIRST FLOOR / LANDING

On the first floor / landing there is 1x central heating radiator and staircase leading to the second floor.

#### BEDROOM ONE 15'6" x 11'11" (4.73m x 3.64m )

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation offering stunning country views.

#### BEDROOM TWO 9'6" x 9'6" (2.92m x 2.91m )

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

### BATHROOM

A stunningly modern three piece bathroom suite comprising of: fully tiled flooring and walls, bathtub with black mixer tap, rain fall shower head above and glass shower screen, low level w.c, sink in vanity unit with black mixer tap, heated towel rack, recessed LED spotlights, air extraction fan and alcove shelving.

### SECOND FLOOR / LANDING

On the second floor you will find:

#### BEDROOM THREE 14'3" x 16'7" (4.36m x 5.07m )

Another bedroom of double proportions with space for drawers, storage into the eaves, exposed wood beams, 1x central heating radiator and velux window to the side elevation.

### EXTERNALLY

Externally to the front elevation is a flagged patio area with space for seating. To the rear is an enclosed yard with a storage shed and space for seating.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/boulsworth-grove-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.

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## OUTSIDE

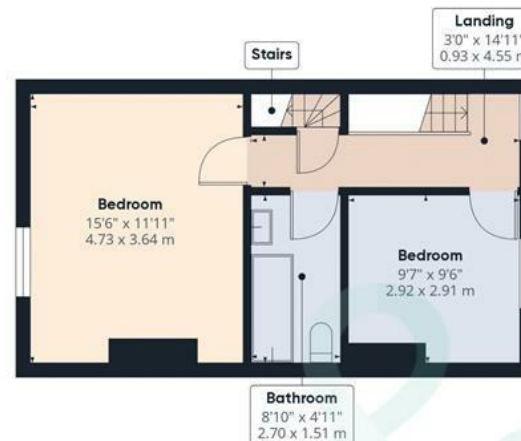
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Ground Floor



Floor 1



Floor 2

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

1130 ft<sup>2</sup>

104.98 m<sup>2</sup>

**Reduced headroom**

50.27 ft<sup>2</sup>

4.67 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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