



Hilton &
Horsfall

BB8 9AX

Higgin Street, Colne

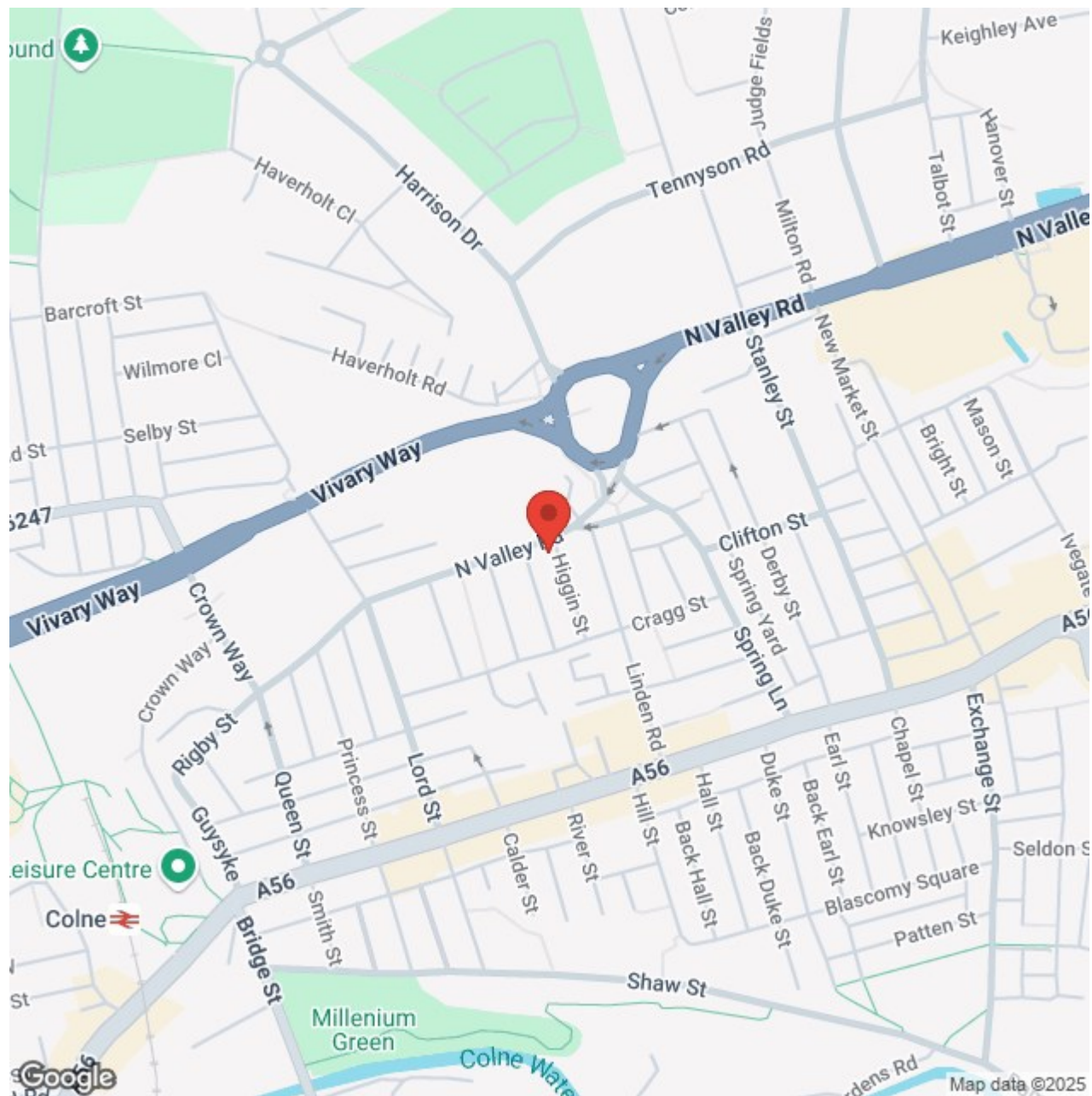
Offers In The Region Of £159,950

- End Terrace • Two Reception Rooms • Three Bedrooms • Outhouse • Rear Yard

Located in a convenient and well-established residential area, this spacious stone-built terrace offers a well-balanced layout. The property features three bedrooms, including a main bedroom with a walk-in wardrobe, a modern bathroom, and two generous reception rooms, providing flexibility for both living and dining areas.

The fitted kitchen sits to the rear, with direct access to an enclosed yard, offering privacy and low-maintenance outdoor space. An outhouse has been cleverly repurposed as a utility room. With its generous proportions and practical layout, this home is within easy reach of Colne town centre, local schools, shops and transport links







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE VESTIBULE

Having wood effect flooring, ceiling coving, recessed LED spotlights and composite door to the front elevation.

ENTRANCE HALLWAY

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

LIVING ROOM 13'8" x 16'7" (4.19m x 5.06m)

A family sized living room with space for settees, television point, wood effect flooring, wall feature fireplace with multi fuel stove, 2x central heating radiators, under stairs storage cupboard and composite double glazed window to the side and rear elevation.

DINING ROOM 10'10" x 13'1" (3.31m x 3.99m)

A spacious dining room having wood effect flooring, space for a table and chairs, ceiling coving, 4x wall lights, 2x central heating radiators and composite double glazed window to the front elevation.

KITCHEN 12'6" x 8'5" (3.83m x 2.59m)

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, tiled splash back, inset

sink with chrome mixer tap, integrated oven / grill, under counter fridge and freezer, 4 ring induction hob with extractor fan above, 1x central heating radiator, recessed LED spotlights, composite double glazed window to the side elevation and composite door to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find ceiling coving, loft hatch, recessed LED spotlights and a storage cupboard.

BEDROOM ONE 10'2" x 16'6" (3.12m x 5.04m)

A bedroom of double proportions with ceiling coving, ceiling rose, space for a wardrobe and drawers, 1x central heating radiator, open archway to walk in wardrobe and composite double glazed window to the side and rear elevation.

WALK IN WARDROBE

Having integrated wardrobe space and recessed LED spotlights.

EN-SUITE

A modern three piece en-suite shower room comprising of: fully tiled flooring and walls, shower cubicle, pedestal sink with chrome mixer tap, push button w.c, heated chrome towel rack, 1x central heating radiator, recessed LED spotlights, air extraction fan and composite double glazed frosted window to the rear elevation.

BEDROOM TWO 9'1" x 10'10" (2.79m x 3.32m)

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, ceiling coving, ceiling rose and composite double glazed window to the side elevation.

BEDROOM THREE 7'10" x 15'1" (2.41m x 4.61m)

Yet again a bedroom of double proportions with integrated wardrobes, space for drawers, 1x central heating radiator, ceiling coving, ceiling rose and composite double glazed window to the front elevation.

EXTERNALLY

Externally to the front elevation is an enclosed forecourt and to the rear you will find an enclosed well kept yard with an outside water tap and space for seating.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/higgin-st-colne>

STORAGE 13'3" x 9'10" (4.04m x 3.00m)

Currently utilised as a utility room having plumbing for a washing machine and space for a tumble dryer.

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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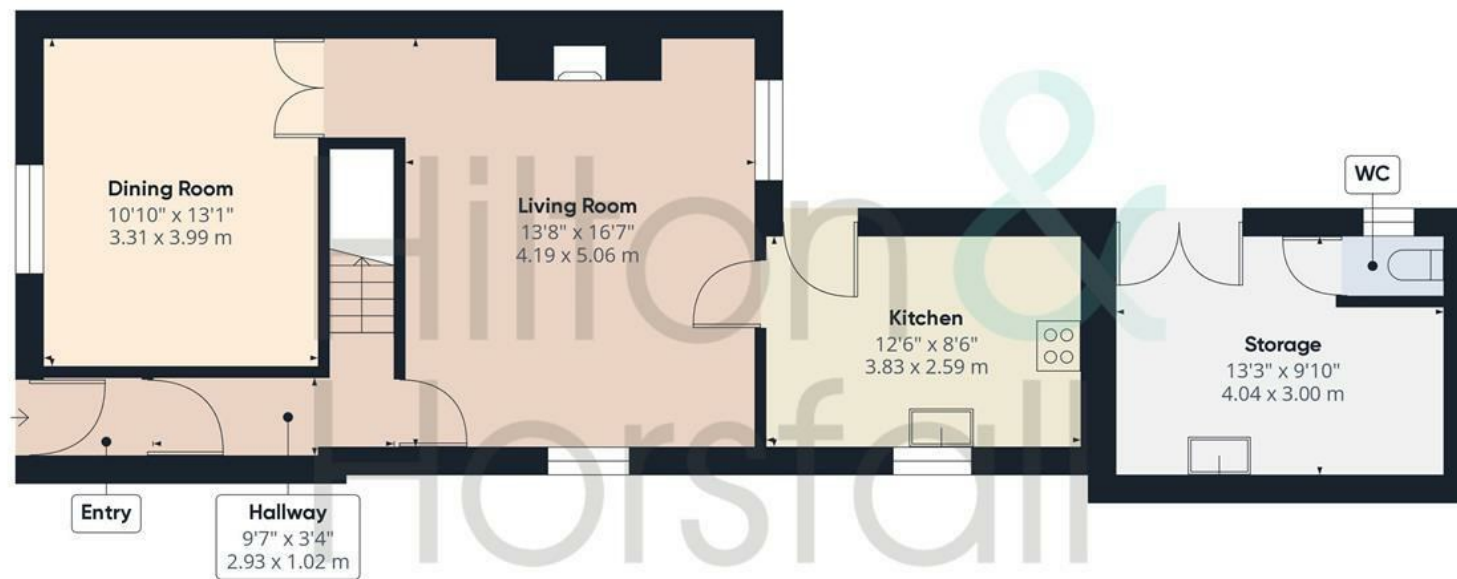


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OUTSIDE

Externally to the front elevation is an enclosed forecourt and to the rear you will find an enclosed well kept yard with an outside water tap and space for seating.



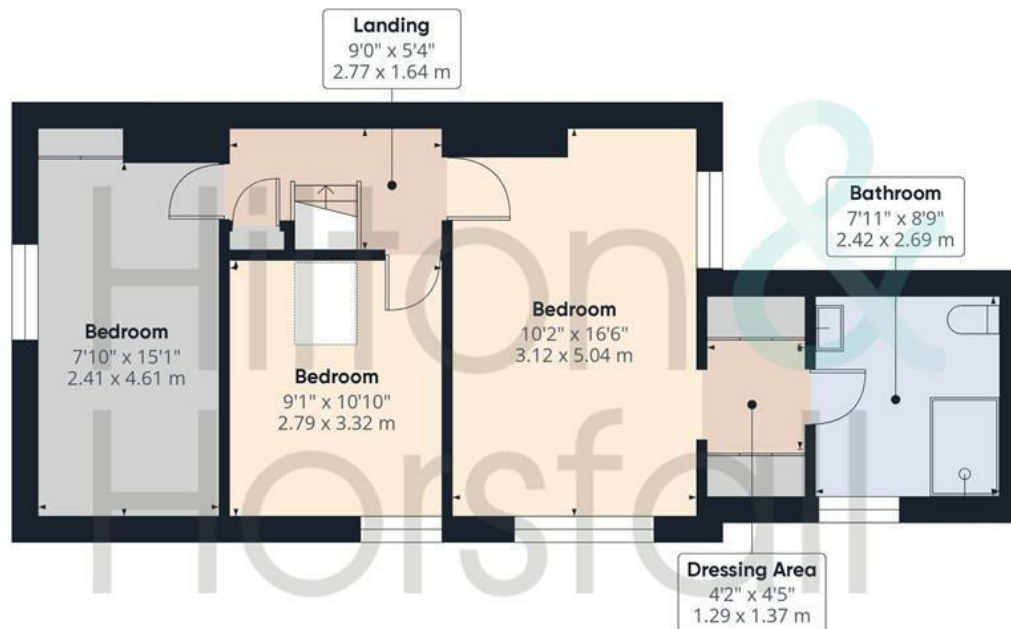


Ground Floor

Approximate total area⁽¹⁾

1227.72 ft²

114.06 m²



Floor 1

(1) Excluding balconies and terraces

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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