





Hilton &  
Horsfall

BB8 7BE

## Standroyd Road, Colne

### Offers In The Region Of £279,950

- Townhouse • Three Bedrooms • Two Reception Rooms • Integral Garage • Rear Patio Garden

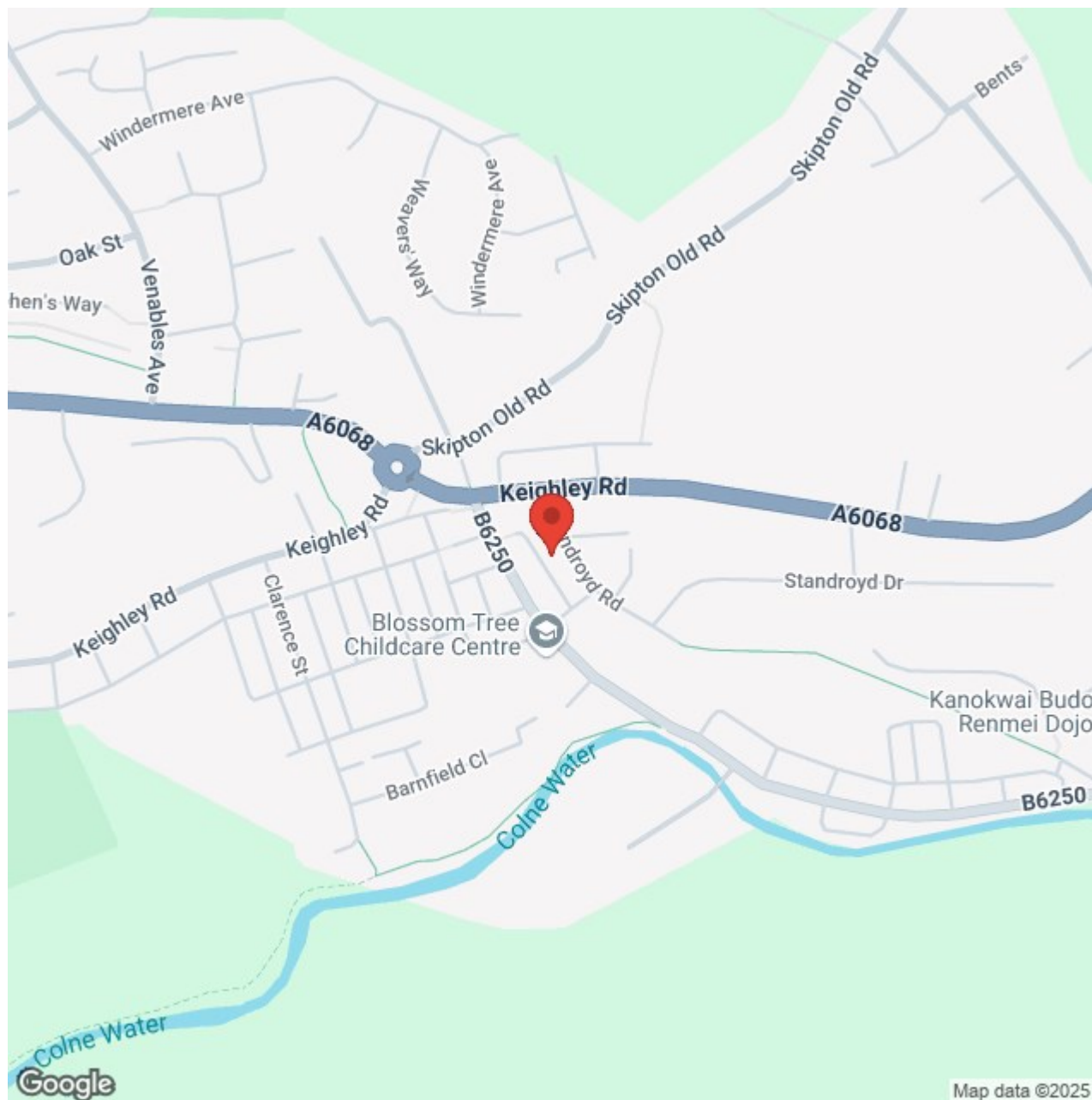
Set across three well-designed floors, this spacious and modern townhouse offers versatile living in a convenient Colne location. The ground floor comprises a welcoming sitting room, handy ground floor W.C., and access to an integral garage—ideal for storage or secure parking.

On the first floor, you'll find a generous dining kitchen along with a bright and airy living room.

The top floor offers three well-proportioned bedrooms, including a master bedroom with en-suite shower room, and a three-piece family bathroom. Externally, the property boasts an enclosed flagged patio garden to the rear, offering a low-maintenance outdoor space perfect for relaxing or hosting. Early viewings are advised.











## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE HALLWAY

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

#### GROUND FLOOR W.C

Comprising of: a push button w.c, pedestal sink with chrome mixer tap, wood effect flooring, ceiling coving, 1x central heating radiator and uPVC double glazed frosted window to the front elevation.

#### SITTING ROOM / BEDROOM 9'11" x 16'9" (3.04m x 5.11m )

A spacious room with wood effect flooring, space for settees, television point, 1x central heating radiator, ceiling coving, smoke detector, under stairs storage cupboard and uPVC double glazed window and patio doors to the rear elevation.

#### INTEGRAL GARAGE 19'4" x 9'3" (5.91m x 2.82)

An integral garage having ample space for storage / off road parking, with full lighting and electrics, fitted base units with contrasting worktops, tiled splash back, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, electric garage door and uPVC double glazed window to the side elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find wood effect flooring, ceiling coving, smoke detector, 1x central heating radiator and staircases leading to the ground floor and first floor.

#### DINING KITCHEN 12'11" x 16'9" (3.94m x 5.12m)

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, ceiling coving, inbuilt ceiling speakers, smoke detector, inset sink with chrome mixer tap, integrated oven / grill, Lamona 4 ring gas hob with chrome extractor hood, integrated Beko dishwasher, 60/40 fridge / freezer, space for a dining table and chairs, open archway to living room and uPVC double glazed window and patio doors to rear elevation.

#### LIVING ROOM 16'8" x 16'9" (5.09m x 5.13m )

A family sized living room with wood effect flooring, space for settees, ceiling coving, inbuilt ceiling speakers, television point, 1x central heating radiator, uPVC double glazed window to the side elevation and uPVC double glazed window and patio doors to the front elevation.

### SECOND FLOOR / LANDING

On the second floor / landing there is wood effect flooring, ceiling coving, loft hatch and an airing cupboard housing an Alpha boiler.

#### BEDROOM ONE 12'9" x 9'3" (3.89m x 2.82m)

A bedroom of double proportions with integrated wardrobes, space for drawers, wood effect flooring, 1x central heating radiator, television point. inbuilt ceiling speakers, door to en-suite and uPVC double glazed window to the front elevation.

#### EN-SUITE

A modern three piece en-suite shower room comprising of: a shower cubicle with rain fall shower head, push button w.c, pedestal sink with chrome mixer tap, heated chrome towel rack, recessed LED spotlights, ceiling coving and uPVC double glazed frosted window to the side elevation.

#### BEDROOM TWO 10'4" x 9'8" (3.16m x 2.96m )

Another bedroom of double proportions with integrated wardrobes, space for drawers, wood effect flooring, 1x central heating radiator, inbuilt ceiling speakers and uPVC double glazed window to the rear elevation.

#### BEDROOM THREE 9'4" x 7'1" (2.87m x 2.18m )

A well proportioned bedroom with wood effect flooring, 1x central heating radiator, space for drawers, storage cupboard, inbuilt ceiling speaker and uPVC double glazed window to the front elevation.

### BATHROOM

A beautifully presented three piece bathroom suite comprising of: wood effect flooring, panelled bathtub with chrome mixer tap, rain fall shower head above and glass shower screen, push button w.c, pedestal sink with chrome mixer tap, heated chrome towel rack, recessed LED spotlights and uPVC double glazed frosted window to the rear elevation.

### 360 DEDREE VIRTUAL TOUR

<https://bit.ly/standroyd-rd-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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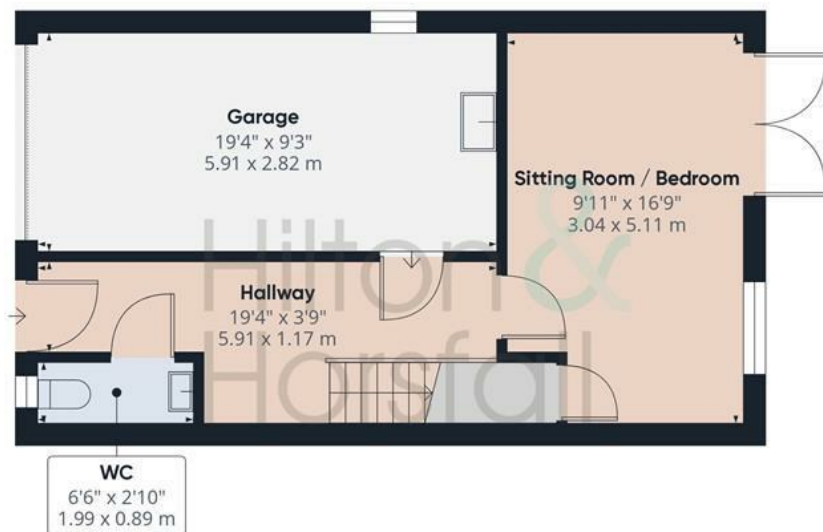


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## OUTSIDE

Externally to the front elevation there is a block paved driveway leading up to integral garage providing ample space for off road parking. To the rear elevation there is an enclosed flagged yard with space for garden furniture.





Ground Floor



Floor 1

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

1394.26 ft<sup>2</sup>

129.53 m<sup>2</sup>

## Reduced headroom

3.31 ft<sup>2</sup>

0.31 m<sup>2</sup>

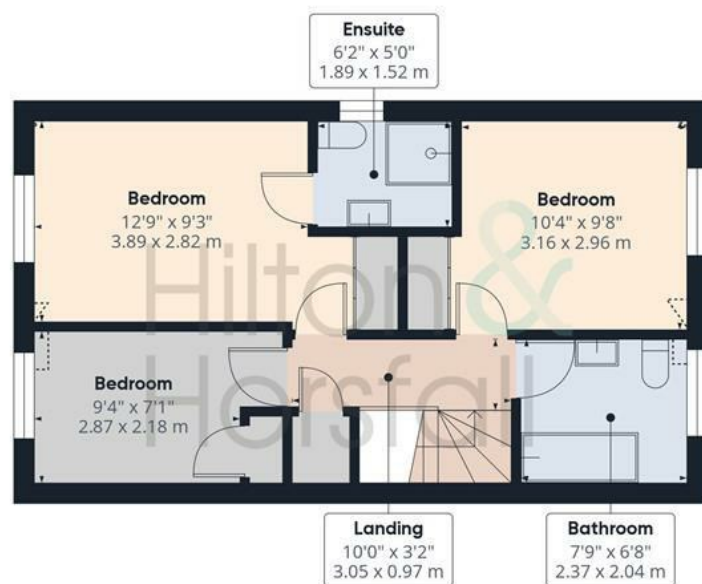
(1) Excluding balconies and terraces

## 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.



Floor 2







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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)