







Hilton &  
Horsfall



BB8 8LL

## Ivy Street, Colne

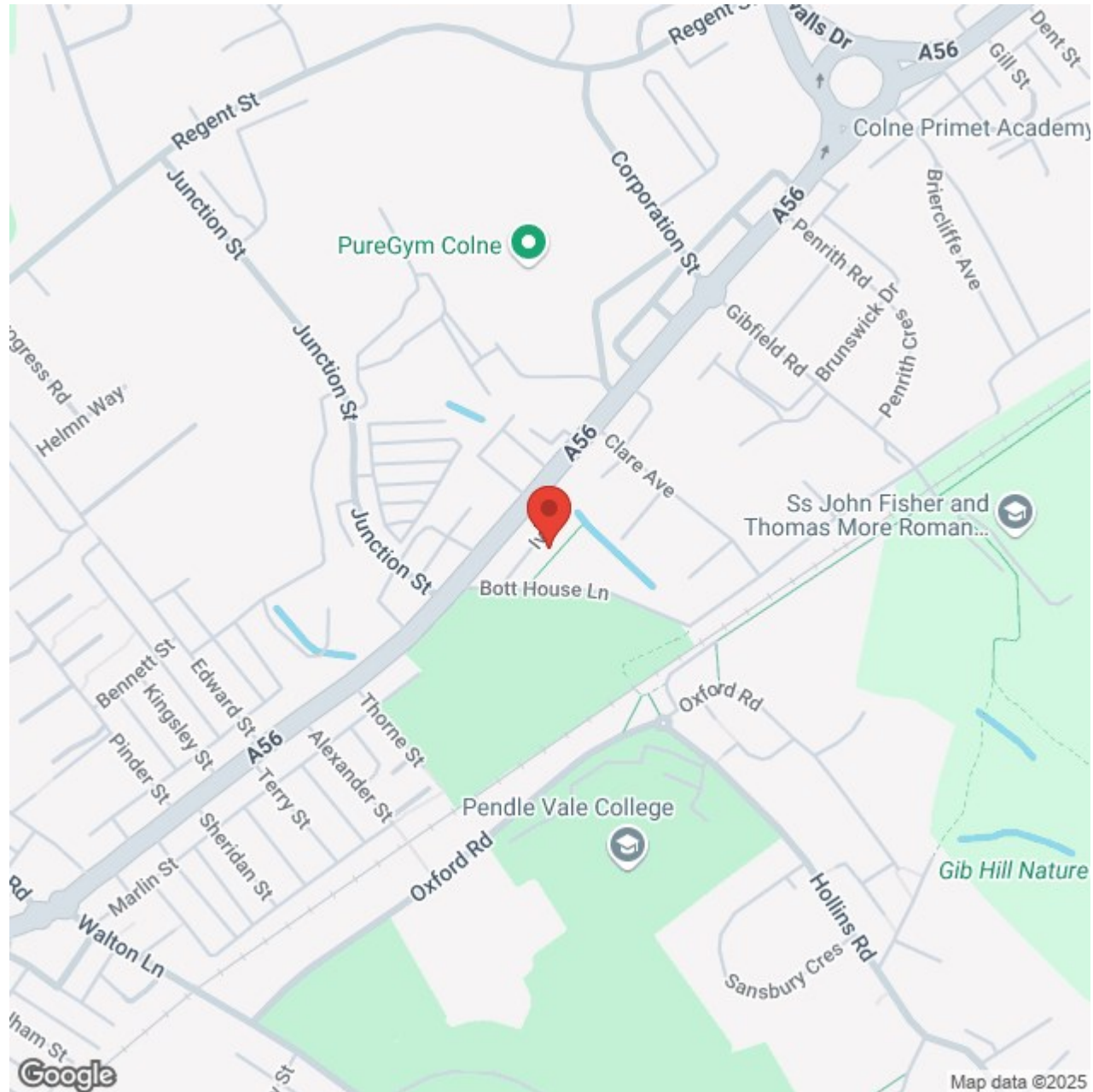
Offers In The Region Of £144,950

- Garden • Two bedrooms • Attic room • Two reception rooms • Sought after area • Multi fuel stove

This beautifully presented two-bedroom terraced home is located in a popular and well-established area of Colne. Offering spacious and flexible accommodation across three floors, the property features two generous reception rooms, a modern kitchen, and a stylish house bathroom. In addition to the two double bedrooms, there is a fully converted attic room—ideal for use as a third bedroom, home office, or hobby space—making it perfect for first-time buyers, young families, or investors alike. Externally, the home benefits from a rare and generously sized enclosed garden to the front, providing an attractive and private outdoor space. To the rear is a well-kept yard, ideal for relaxing or entertaining. Conveniently situated close to local amenities, schools, and transport links, this charming and versatile property is ready to move into and offers excellent value in a sought-after location. Early viewing is highly recommended.













## Lancashire

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### ENTRANCE

With a uPVC double glazed door.

### VESTIBULE

With wood effect flooring.

### SITTING ROOM 12'5" x 10'2" (3.79 x 3.10)

A good sized room with an electric fire, 1x radiator, wood effect flooring and a uPVC double glazed window to the front elevation.

### LIVING ROOM 14'1" x 13'5" (4.31 x 4.10)

Open plan to the kitchen with a multi fuel stove, wainscot paneling, television point, under stairs storage and a uPVC double glazed window to the rear elevation.

### KITCHEN 6'0" x 10'4" (1.83 x 3.16)

A modern fitted kitchen with a range of wall and base units, having plumbing for a washing machine and dryer, stainless steel sink with chrome mixer tap, tiled flooring, uPVC double glazed window to the rear elevation and a uPVC double glazed door leading to the rear yard.

### LANDING

### BEDROOM ONE 14'0" x 10'4" (4.28 x 3.16)

A good sized double bedroom with 1x radiator and a uPVC double glazed window to the front elevation.

### BEDROOM TWO 8'0" x 15'3" (2.46 x 4.65)

Another bedroom of double proportion with 1x radiator and a uPVC double glazed window to the rear elevation.

### ATTIC ROOM 13'1" x 11'8" (3.99 x 3.58 )

Accessed via the second bedroom with a skylight and eaves storage.

### BATHROOM 5'8" x 8'1" (1.73 x 2.47)

A modern three piece suite with a bath and shower over, vanity sink with matte black mixer tap, push button w.c, heated towel rail in matte black, built in storage cupboard, fully tiled walls, tiled flooring and a uPVC double glazed window to the rear elevation.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/ivy-street-colne/>

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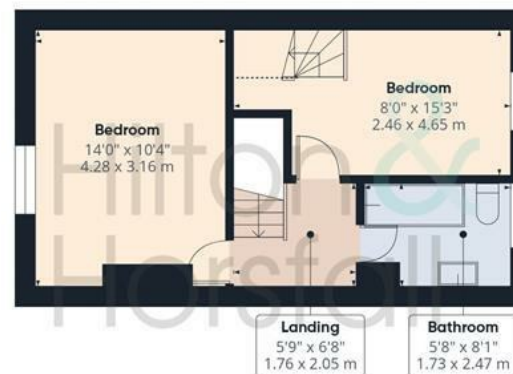


## OUTSIDE

Externally, the home benefits from a rare and generously sized enclosed garden to the front, providing an attractive and private outdoor space. To the rear is a well-kept yard, ideal for relaxing or entertaining



Ground Floor



Floor 1



Floor 2

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

872 ft<sup>2</sup>

81.1 m<sup>2</sup>

**Reduced headroom**

54 ft<sup>2</sup>

5.1 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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