



Hilton &
Horsfall

BB8 9EL

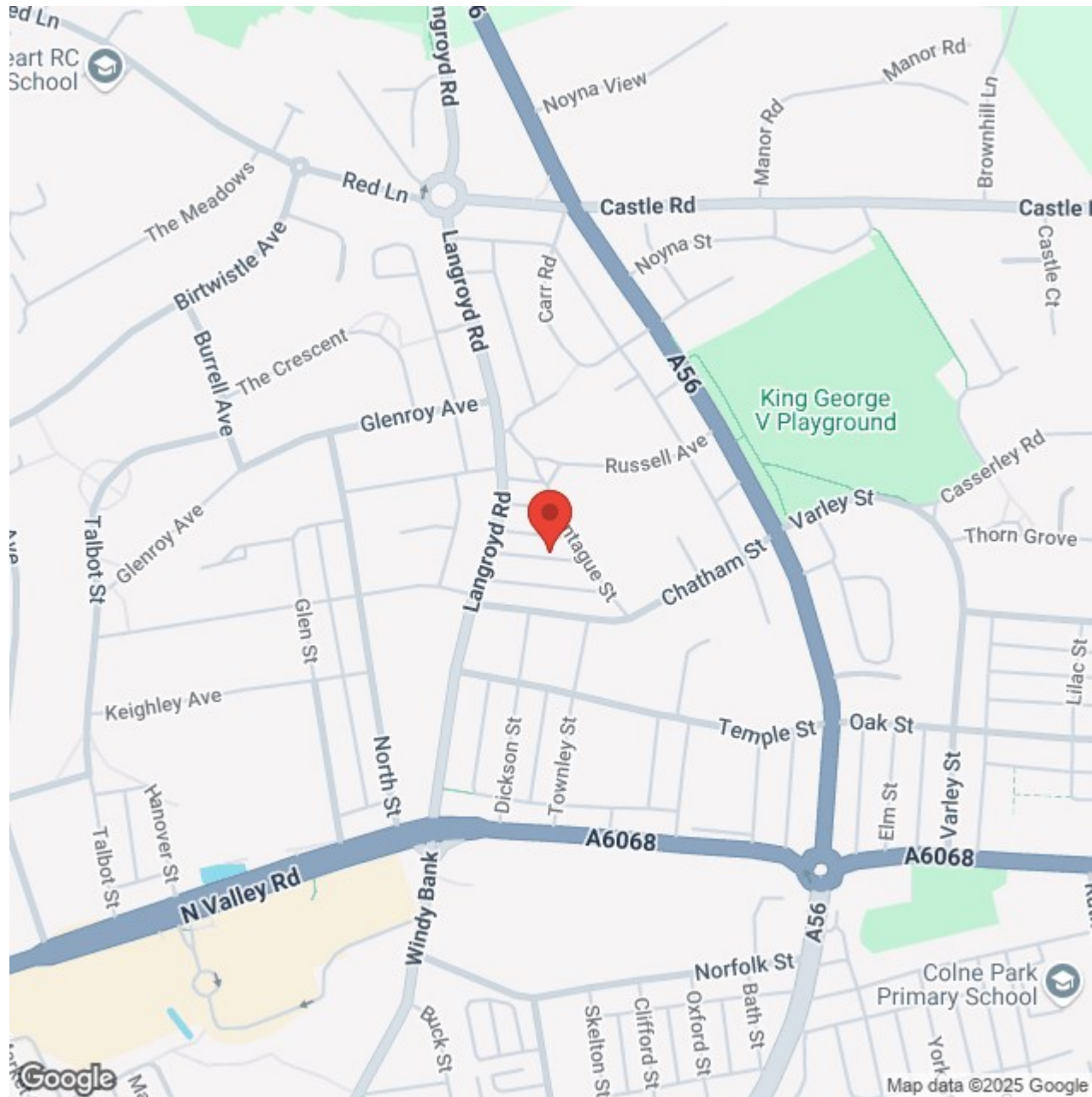
Lime Street, Colne

Offers In The Region Of £129,950

- Available with Sitting Tenant in Situe
- Mid Terrace
- Popular Area of Town
- Two Bedrooms
- Modern Kitchen & Shower Room
- Rear Enclosed Yard
- No Chain

Welcome to this beautifully presented two-bedroom mid-terrace property, located on Lime Street in the heart of Colne. Offering stylish, modern interiors throughout, this charming home features a spacious living room, a sleek breakfast kitchen, a contemporary shower room, and a low-maintenance rear yard. The property is being sold with a tenant in situ, making it an ideal turnkey investment opportunity for landlords seeking immediate rental income.







Lancashire

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GROUND FLOOR

LIVING ROOM 12'4" x 13'1" (3.77m x 4.00m)

A bright and welcoming space with a neutral colour palette, plush carpeting, and recessed spotlights. The feature media wall incorporates a mounted TV space, an inset electric fire, and a stylish oak shelf. The large front window and partially glazed front door allow natural light to flood the room, enhancing the airy feel. A dedicated workstation is neatly tucked into the alcove, offering a functional home office area.

BREAKFAST KITCHEN 9'10" x 10'3" (3.01m x 3.13m)

This modern, shaker-style kitchen offers a range of base and wall units in a soft grey finish with brushed chrome handles. Complemented by wood-effect worktops and integrated appliances including an oven, hob, and extractor. The breakfast bar provides additional preparation or dining space, while the rear window and door ensure plenty of daylight and access to the rear yard. Finished with herringbone flooring and contemporary lighting.

FIRST FLOOR / LANDING

BEDROOM ONE 8'11" x 13'1" (2.72m x 4.00m)

A spacious and stylish double bedroom situated to the rear of the property. Tastefully decorated in neutral

tones with carpet underfoot, this room features two rear-facing windows that offer ample natural light, along with a fitted wardrobe and TV point.

BEDROOM TWO 6'4" x 10'2" (1.94m x 3.10m)

Positioned to the front, this cosy second bedroom is currently styled in soft tones with laminate herringbone flooring. Ideal as a guest room, child's bedroom or office, it benefits from a large window and wall-mounted shelves for storage or display.

SHOWER ROOM 6'11" x 5'6" (2.13m x 1.69m)

A beautifully finished, contemporary shower room comprising a walk-in shower with black-framed glass screen and tiled recess shelving, a circular countertop basin set on a rustic wooden shelf, a wall-mounted black mixer tap, heated towel rail, and modern tiling throughout.

EXTERNALLY

The rear yard is fully flagged for low maintenance and includes an outbuilding for storage. With space for seating and secure gated access, it's a practical and private outdoor area perfect for tenants or homeowners alike.

360 DEGREE VIRTUAL TOUR

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

ADDITIONAL INFORMATION

This property has undergone a full back-to-brick renovation, creating a stylish and high-spec home that's ready to move straight into. Including brand new electrics and boiler.

PUBLISHING

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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

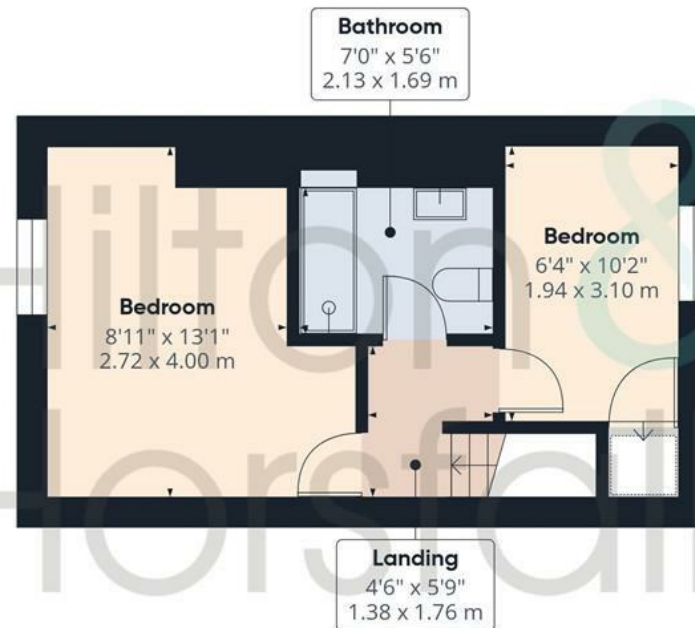
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Ground Floor

Approximate total area⁽¹⁾
538 ft²
49.9 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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