



Hilton &
Horsfall

BB8 8LA

Burnley Road, Colne

Offers In The Region Of £139,950

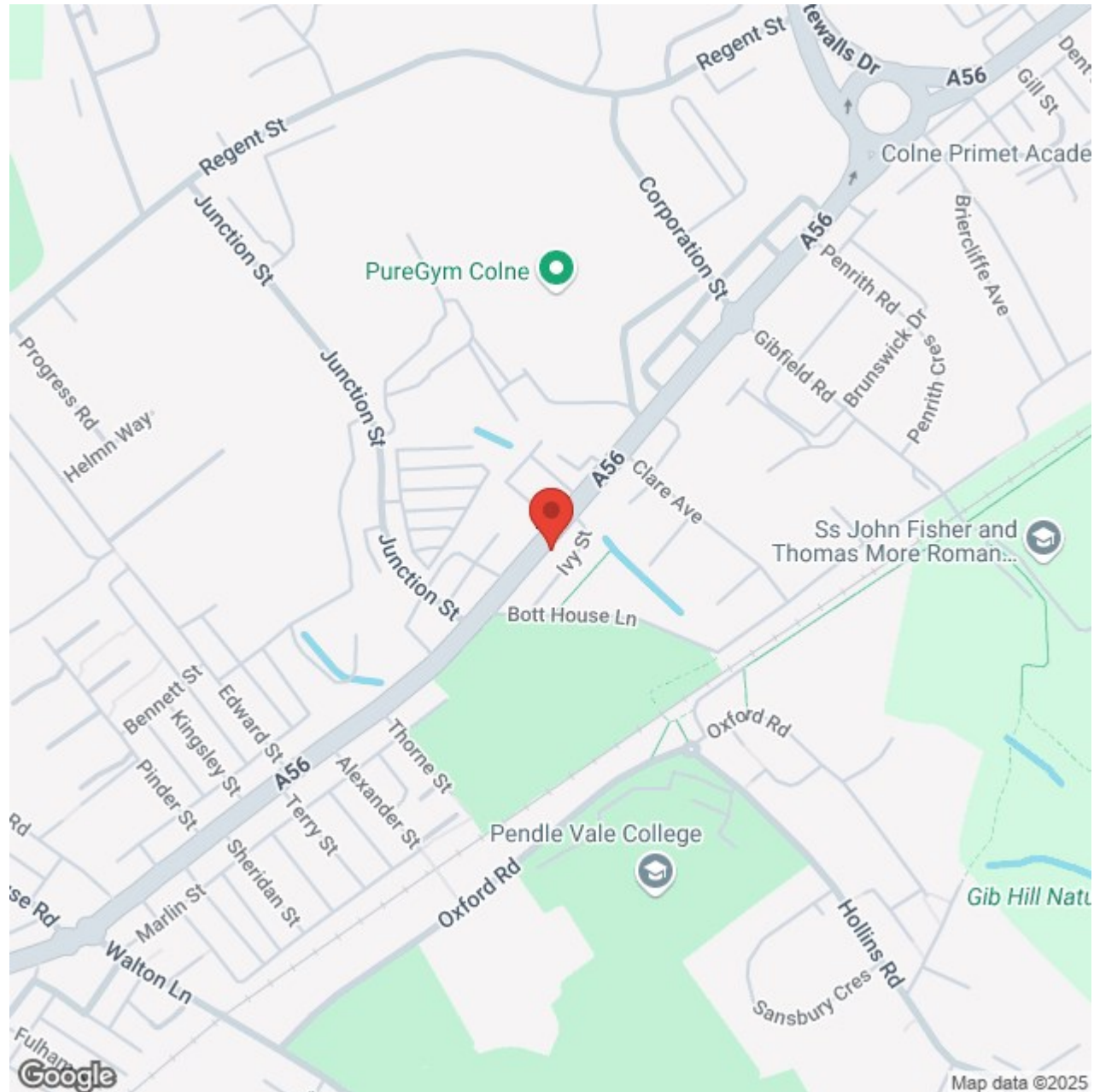
- Mid Terrace • Two Reception Rooms • Two Bedrooms • Attic Room • Rear Yard

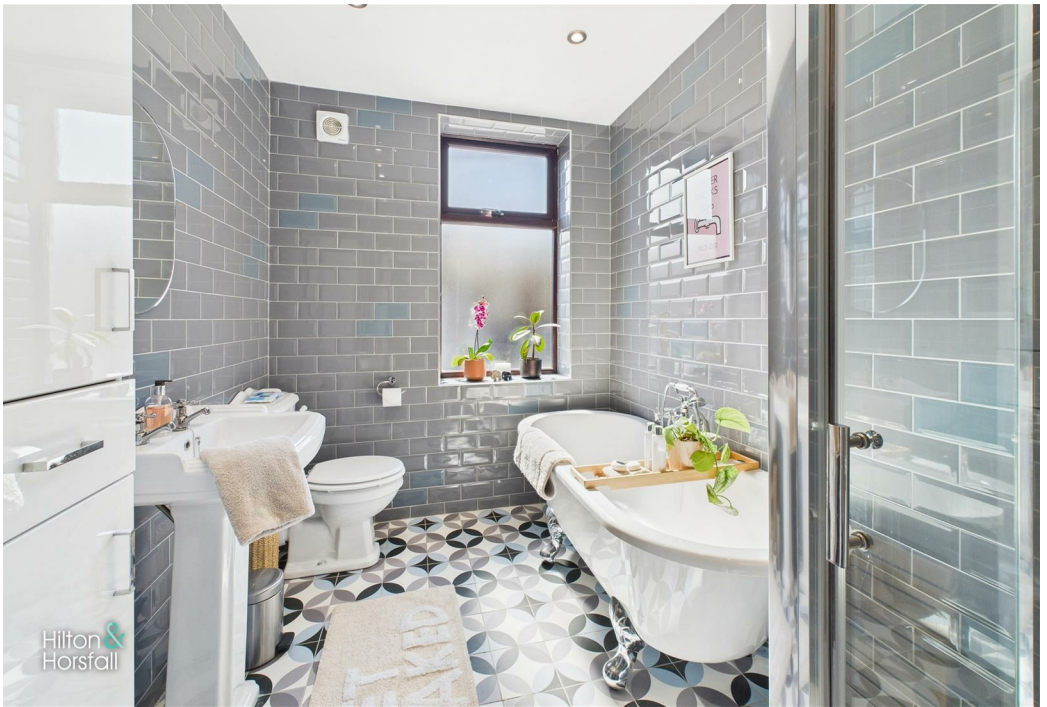
Beautifully presented and maintained to a high standard throughout, this charming two-bedroom mid-terrace home offers deceptively spacious accommodation across three floors.

Upon entering, you are welcomed by two inviting reception rooms, leading through to a well-equipped kitchen and a separate utility room for added convenience. Upstairs, there are two generous bedrooms and a stunningly modern four-piece bathroom suite. The standout feature of the property is the spacious attic room, providing excellent versatility.

Situated conveniently close by to local amenities, network and transport links. Early viewings are highly advised to avoid disappointment.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

DINING ROOM 14'0" x 10'6" (4.27m x 3.21m)

Having ample space for a dining table and chairs, wood effect flooring, 1x central heating radiator, ceiling coving, ceiling rose, staircase to the first floor / landing, uPVC double glazed window and composite door to the front elevation.

LIVING ROOM 14'2" x 16'7" (4.33m x 5.08m)

A family sized living room with space for settees, television point, 1x central heating radiator, wall feature fireplace with gas fire, 2x wall lights, ceiling coving, ceiling rose and uPVC double glazed window to the rear elevation.

KITCHEN 6'2" x 12'11" (1.88m x 3.96m)

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, tiled splash back, integrated oven / grill, Samsung 4 ring gas hob with chrome extractor hood above, space for a freestanding dishwasher, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, 1x central heating radiator, recessed LED spotlights, door to pantry cupboard, and composite double glazed window and door to the rear yard.

UTILITY ROOM 6'2" x 7'7" (1.90m x 2.32m)

Having full lighting and electrics, space for a freestanding fridge / freezer, access to Baxi boiler and uPVC double glazed window to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find: 1x wall light, storage cupboard and staircase to the second floor.

BEDROOM ONE 14'2" x 10'7" (4.32m x 3.25m)

A bedroom of double proportions with space for a wardrobe and drawers, wood effect flooring, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO 7'0" x 10'6" (2.14m x 3.22m)

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

BATHROOM

A stunning four piece bathroom suite comprising of: fully tiled flooring and walls, freestanding roll top bath with chrome mixer tap and hand held shower attachment, low level w.c, shower cubicle with rain fall shower head, pedestal sink with chrome mixer tap, heated chrome towel rack, recessed LED spotlights, air extraction fan and composite double glazed frosted window to the rear elevation.

SECOND FLOOR / LANDING

On the second floor you will find:

ATTIC ROOM 14'5" x 12'6" (4.41m x 3.83m)

A spacious attic room having exposed wood ceiling beams, 1x central heating radiator, storage into the eaves, smoke detector and 1x velux window to the rear elevation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/burnley-road-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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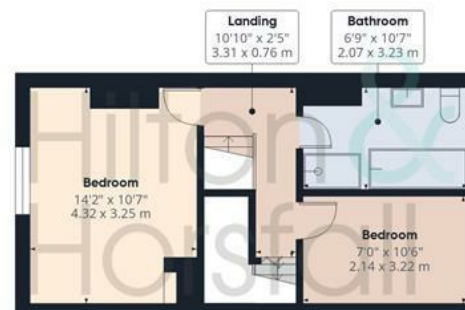
OUTSIDE

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





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1026 ft²

95.4 m²

Reduced headroom

77 ft²

7.2 m²

(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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