



Hilton &
Horsfall

BB8 8JQ

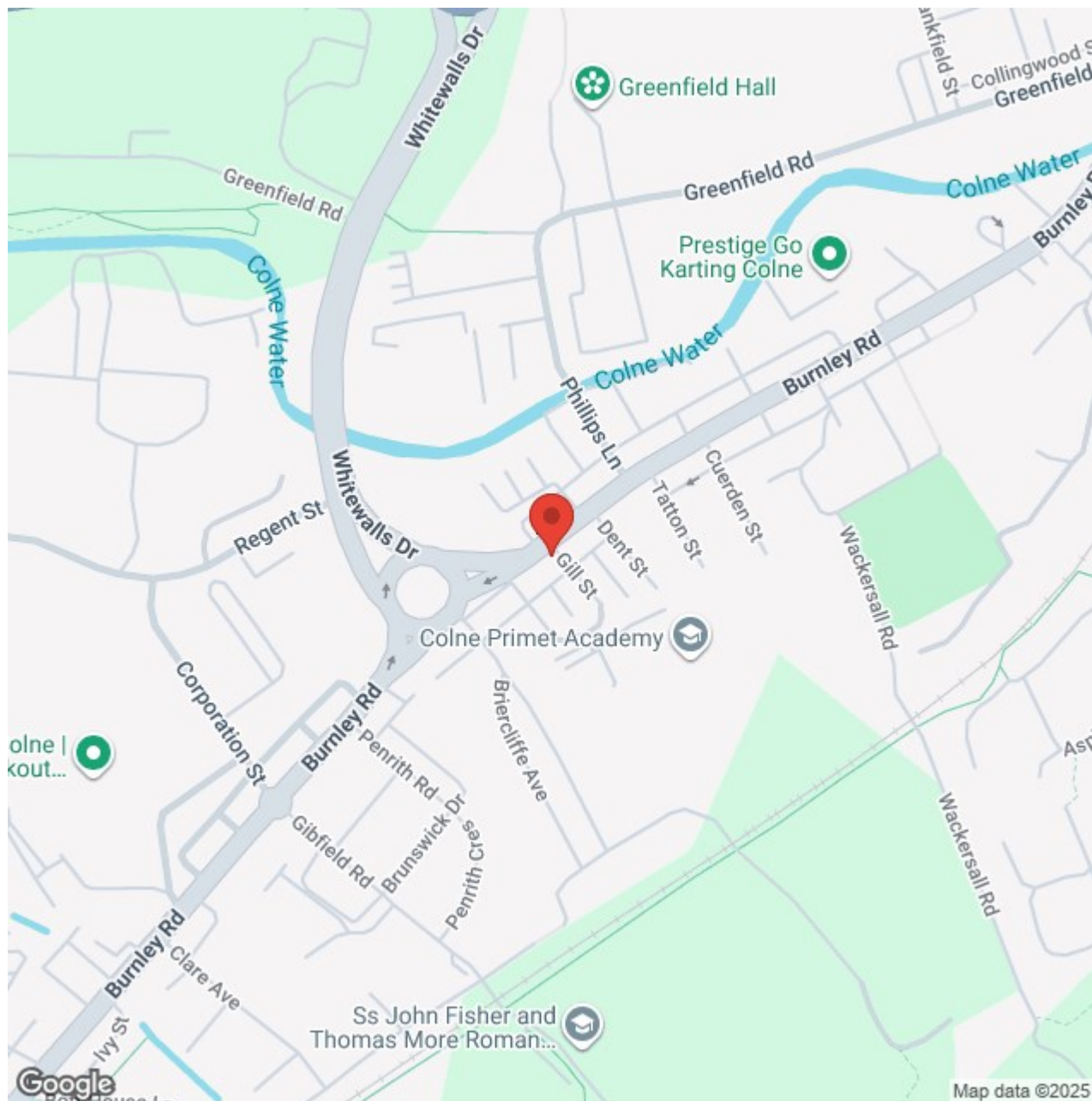
Gill Street, Colne

£675 PCM

- End-terrace position • Two bedrooms • Modern breakfast kitchen • Recently redecorated throughout • Enclosed rear yard • Gas central heating • Double glazing • No onward chain

An end-terrace dwelling situated in a popular and convenient area of Colne, within easy reach of local schools, shops, and transport links. The property has been recently refurbished throughout and offers stylish, move-in-ready accommodation comprising a bright and spacious living room together with a contemporary breakfast kitchen featuring a central island and access to the rear yard. To the first floor are two well-proportioned bedrooms and a modern three-piece bathroom suite. Externally, there is a low-maintenance enclosed yard to the rear with gated access. The property benefits from gas central heating and uPVC double glazing throughout, and is available immediately on an unfurnished basis. Early viewing is highly recommended.







Lancashire

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GROUND FLOOR

LIVING ROOM 12'5" x 12'4" (3.80m x 3.78m)

A bright and welcoming reception room positioned to the front of the property, featuring a uPVC entrance door and double glazed window allowing plenty of natural light. Finished in neutral tones with fitted carpet, modern décor, and a feature chimney breast alcove — providing a fresh, move-in ready space ideal for relaxing or entertaining.

BREAKFAST KITCHEN 12'2" x 12'5" (3.72m x 3.81m)

A stylish and spacious kitchen designed for modern living, featuring a central island with breakfast bar seating, a range of contemporary wall, base, and drawer units in contrasting finishes, and tiled splashbacks. Integrated oven with hob and extractor, stainless steel sink unit with mixer tap, and space for additional appliances. The room is flooded with light from a rear-facing uPVC double glazed window and benefits from modern spotlights and pendant lighting. A door provides access to the rear yard.

REAR ENTRANCE 5'2" x 4'3" (1.60m x 1.32m)

Providing access to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 9'6" x 12'5" (2.90m x 3.80m)

A spacious double bedroom positioned to the front of the property, featuring a uPVC double glazed window allowing an abundance of natural light. Decorated in neutral tones with a feature wall and fitted carpet, creating a calm and comfortable atmosphere.

BEDROOM TWO 12'0" x 7'3" (3.68m x 2.21m)

A well-proportioned second bedroom located to the rear of the property, complete with a uPVC double glazed window and central heating radiator. Neutrally decorated and carpeted, this room would make an ideal guest bedroom, child's room, or home office.

BATHROOM 9'3" x 4'0" (2.84m x 1.23m)

Housing a modern three-piece suite in white comprising a 'P'-shaped panelled bath with shower over and glass screen, low-level WC and pedestal wash basin. Finished with stylish tiled walls, recessed ceiling spotlights and a frosted uPVC window.

LOCATION

Conveniently positioned within easy reach of Colne town centre, offering a variety of shops, supermarkets, bars, and restaurants. Excellent transport links via the M65 motorway network and regular public-transport services provide easy access to neighbouring towns including Burnley, Nelson, and Barnoldswick.

PUBLISHING

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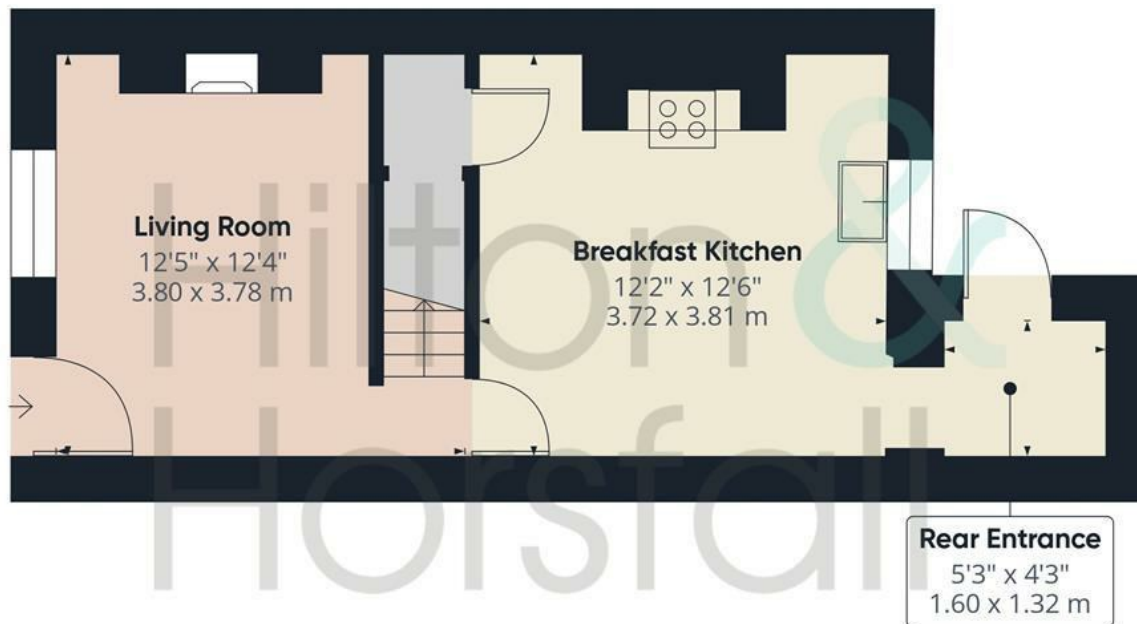


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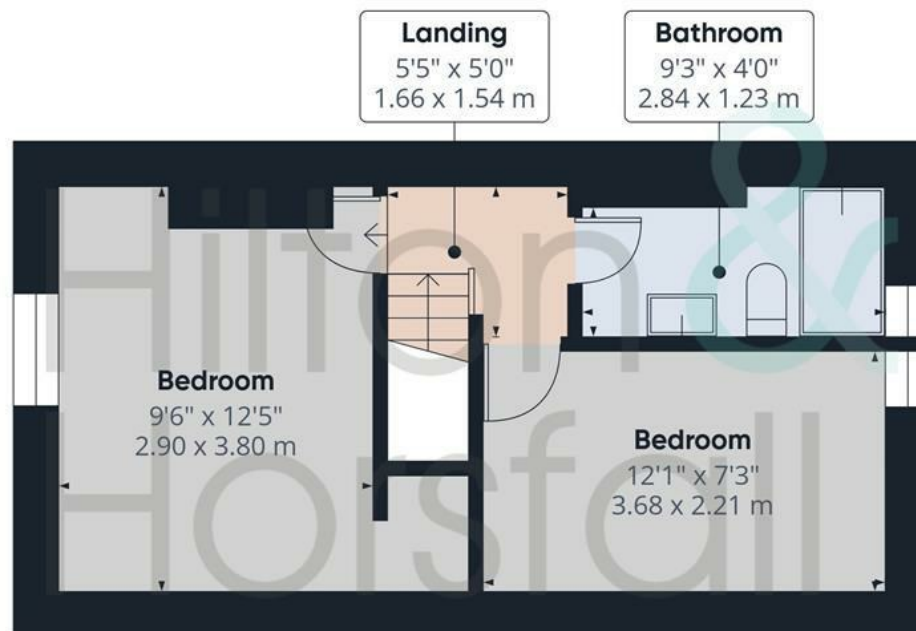
OUTSIDE

To the rear is an enclosed,
low-maintenance yard
with gated access —
ideal for bin storage or a
small seating area.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

603 ft²

55.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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