



Hilton &
Horsfall

BB8 7JF

Sir William Hartley Court, Colne Offers In The Region Of £224,950

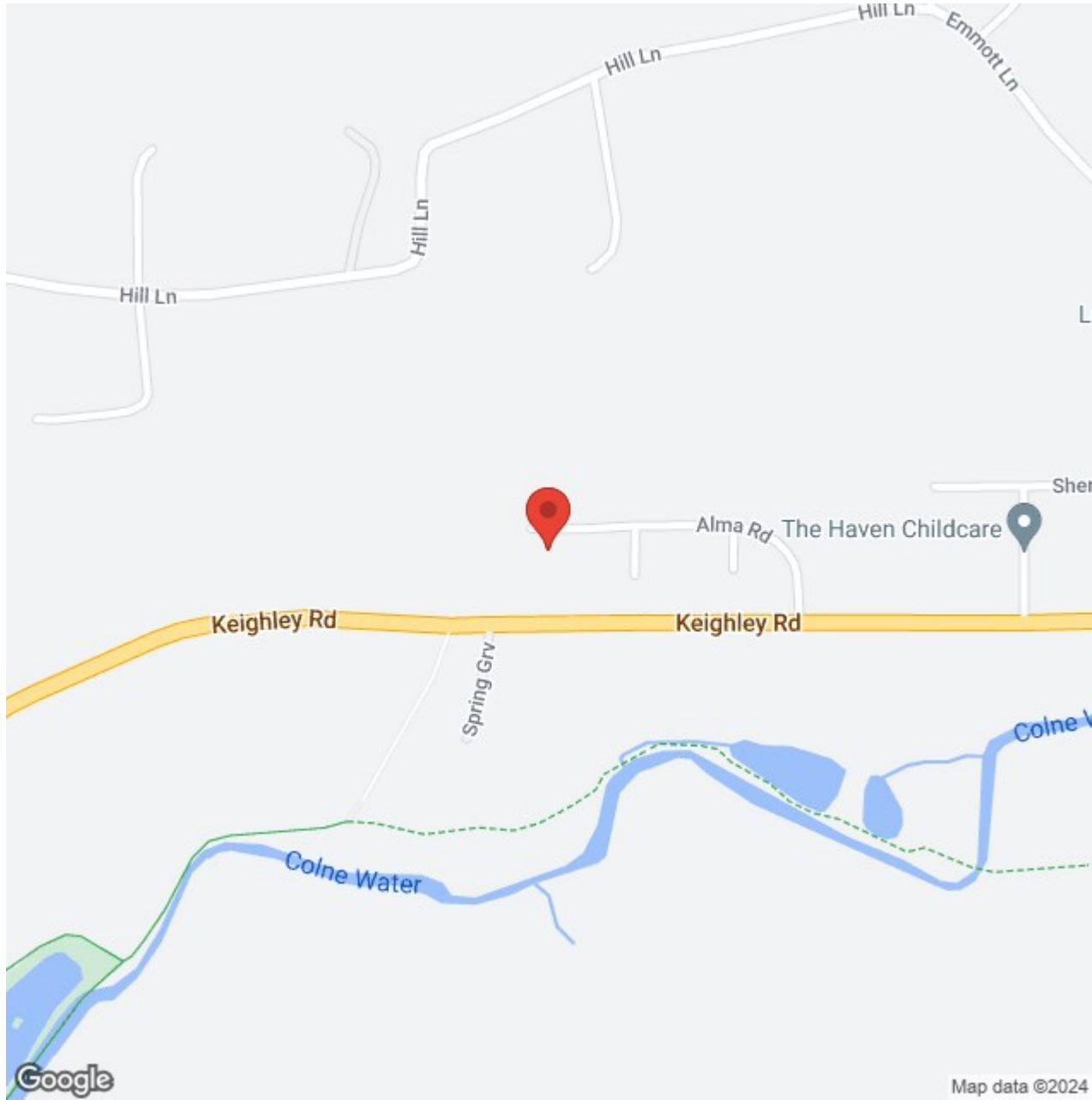
Located at Sir William Hartley Court, Colne, this property is perfectly positioned to enjoy all the amenities nearby. Within walking distance is the welcoming "Alma Inn" and the "Emmott Arms", two local bars with a strong character and traditional cuisine, presenting excellent options for dining out or enjoying a relaxed evening. Outdoor enthusiasts will appreciate the proximity to the "Shay Gate Farm Campsite" and the "Ball Grove Park". The campsite provides an extraordinary opportunity for tranquil country escapes and exciting weekend activities. Meanwhile, Ball Grove Park offers scenic walks, abundant wildlife, and plenty of green space, turning an ordinary day into a pleasant outdoor exploration. The location of this home combines the comfort of living in a quiet, safe neighborhood with the convenience of having leisure and recreational spots within reach.

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Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALL

A welcoming entrance hallway leading to:

LIVING ROOM 12'0" x 12'0" (3.669m x 3.677m)

A family sized living room having wood effect flooring, space for settees, television point, 1x central heating radiator, telephone point, ceiling coving, wall feature fireplace with coal fire set within and patio doors leading through to the conservatory.

KITCHEN 12'0" x 7'9" (3.658m x 2.366m)

Offering a range of fitted wall and base units with contrasting worktops over, part tiled splash back, inset sink with chrome mixer tap, wood effect flooring, integrated NEFF oven / grill, 4 ring gas hob with chrome extractor hood above, dishwasher, Vaillant boiler, space for tumble dryer and uPVC double glazed window to the front elevation.

CONSERVATORY 7'9" x 10'11" (2.366m x 3.352m)

A bright and airy conservatory having wood effect flooring, 1x central heating radiator, uPVC double glazed windows to the rear elevation and doors leading out to the garden.

BEDROOM ONE 13'3" x 9'9" (4.039m x 2.973m)

A bedroom of double proportions with wood effect flooring, fitted wardrobes, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM TWO 9'10" x 7'4" (3.017m x 2.258m)

Another bedroom of double proportions having wood effect flooring, space for drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

WET ROOM

A three piece suite comprising of: walk in shower, push button w.c, wall mounted sink, part tiled walls, 1x central heating radiator, part tiled walls, air extraction fan, shaving point and uPVC double glazed frosted window to the front elevation.

EXTERNALLY

Externally to the front elevation there is a designated parking spot. To the rear elevation you will find a well kept flagged garden with space for garden furniture. Wheelchair access is available via the conservatory.

LOCATION

Nestled in the serene countryside of Lancashire, Laneshawbridge beckons with its picturesque charm and close-knit community ambiance. Living in Laneshawbridge offers a unique blend of tranquility and convenience, with stunning views of the surrounding hillsides and easy access to local amenities. The village exudes a timeless appeal, with its quaint streets lined with historic buildings and traditional pubs, creating a warm and inviting atmosphere for residents and visitors alike. Nature enthusiasts will revel in the abundance of outdoor activities available, from scenic walks along the nearby Pennine Bridleway to leisurely afternoons spent exploring the lush countryside. For those seeking modern conveniences, nearby towns and cities are just a short drive away, providing access to shopping, dining, and entertainment options. Whether you're drawn to its natural beauty, sense of community, or peaceful ambiance, Laneshawbridge offers the perfect blend of rural living and modern comforts.

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

Externally to the front elevation there is a designated parking spot. To the rear elevation you will find a well kept flagged garden with space for garden furniture. Wheelchair access is available via the conservatory.







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