



A superb opportunity to rent this end quasi family home located within a popular area of town. This well appointed dwelling affords many noteworthy features and briefly comprises of: an entrance porch through to a spacious family sized living room, a dining kitchen with access out to the rear garden / patio, three well proportioned bedrooms and a 3-piece bathroom suite. Externally to the front is a small garden forecourt and to the rear is a paved patio and lower garden area with outhouse storage. Early viewing is advised to avoid disappointment.

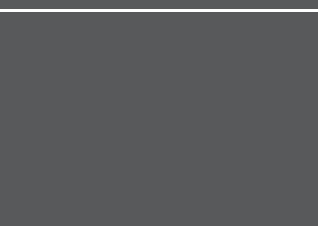
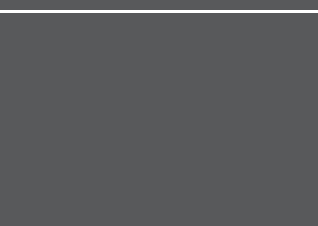
COUNCIL TAX  
Band: A



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			81
(81-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Birtwistle Avenue  
Colne

£875 PCM







#### BATHROOM

Having a 3-piece bathroom suite comprising of a panelled corner bath, pedestal sink and a low level push button w.c, tiled walls, a chrome heated towel radiator, recessed spot lighting and a frosted glass uPVC window to the rear elevation.

#### EXTERNALLY

Externally to the front is a small garden forecourt and to the rear is a paved patio and lower garden area with outhouse storage.

#### 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



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Hilton & Horsfall

#### MAIN DESCRIPTION

A superb opportunity to rent this end quasi family home located within a popular area of town. This well appointed dwelling affords many noteworthy features and briefly comprises of: an entrance porch through to a spacious family sized living room, a dining kitchen with access out to the rear garden / patio, three well proportioned bedrooms and a 3-piece bathroom suite. Externally to the front is a small garden forecourt and to the rear is a paved patio and lower garden area with outhouse storage. Early viewing is advised to avoid disappointment.

#### GROUND FLOOR

##### ENTRANCE PORCH

With a uPVC entrance door through to:

##### LIVING ROOM

17'5" x 13'3"

A family sized room with a uPVC window to the front elevation, wood effect flooring, 2 x wall lights, an inset fireplace with a wall mounted television point over, a radiator and a staircase leading to the first floor. Also having an under stairs storage cupboard and access through to:

#### KITCHEN

17'6" x 8'3"

Having a range of base and wall units with work surfaces over, an inset stainless steel sink, tiled splash backs, a gas cooker point, plumbing for an automatic clothes washing machine, recessed spot lighting, radiator, a uPVC window to the front elevation and a uPVC window and door to the rear elevation.

#### FIRST FLOOR / LANDING

##### BEDROOM ONE

11'2" x 10'8"

A room of double proportions with a uPVC window to the front elevation, a radiator and access to the roof space.

##### BEDROOM TWO

10'10" x 9'1"

Another room of double proportions with wood effect flooring, a radiator and a uPVC window to the front elevation.

##### BEDROOM THREE

7'11" x 7'10"

With a radiator and a uPVC window to the rear elevation.

