



Hilton &
Horsfall

BB8 ONU

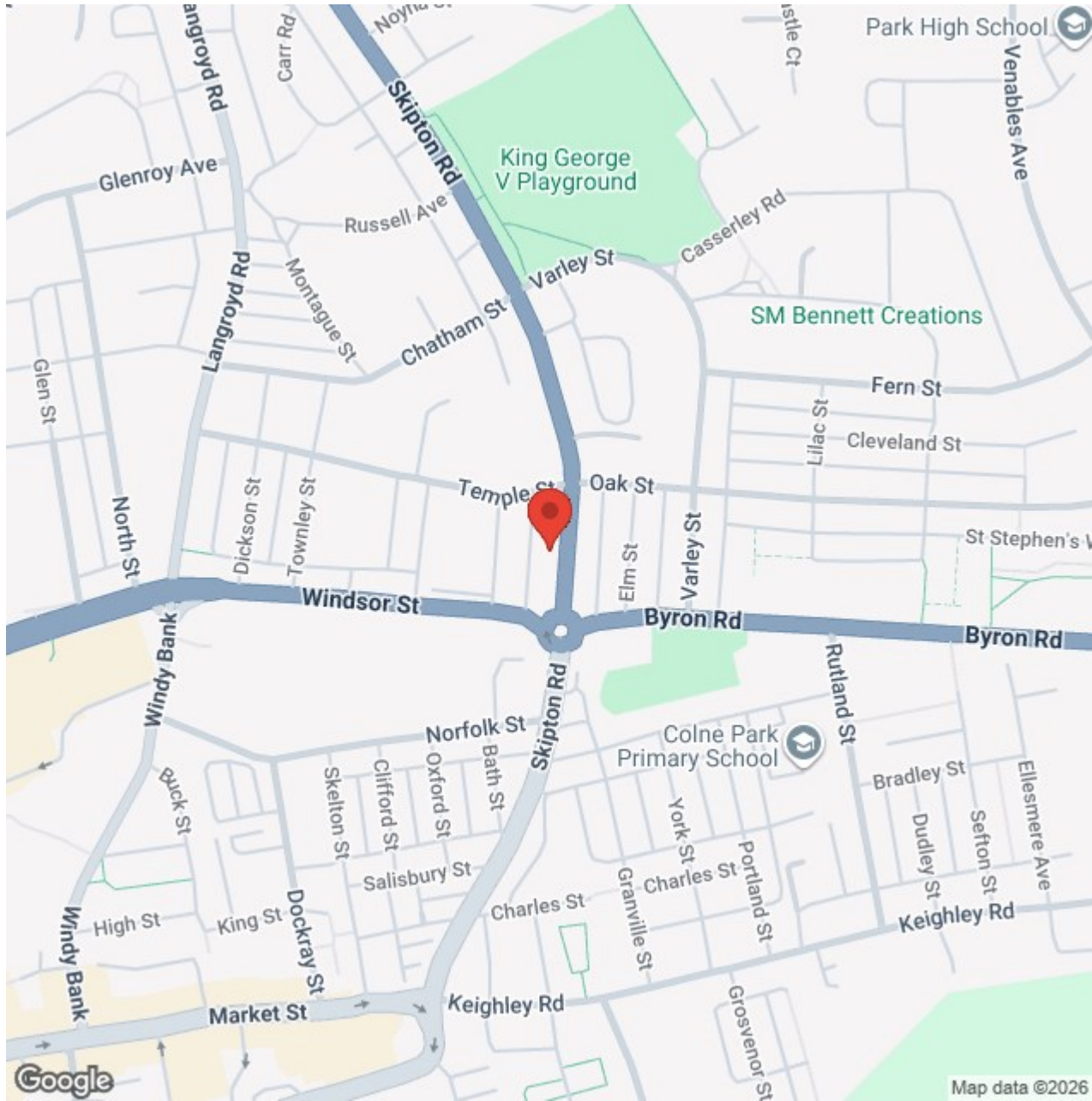
Skipton Road, Colne

Offers In The Region Of £129,950

- Fully refurbished three bedroom mid terrace property
- Brand new modern dining kitchen with peninsula breakfast bar
- Spacious living room to the front
- Three well proportioned bedrooms
- Modern three piece bathroom suite
- Enclosed rear yard to the rear

A beautifully presented three bedroom mid-terrace property located in a convenient area of Colne. Having been fully refurbished throughout, this property offers modern and stylish living accommodation and would make an ideal purchase for first time buyers, young families or investors alike. The accommodation briefly comprises an entrance hallway, a spacious living room to the front and a stunning brand new dining kitchen to the rear complete with a peninsula breakfast bar and access out to the rear yard. To the first floor are three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally the property benefits from an enclosed rear yard. Positioned close to local amenities, schools and transport links, with Colne town centre and the M65 motorway network only a short drive away, this property is ready to move straight into and early viewing is highly recommended.







Lancashire

A beautifully presented three bedroom mid-terrace property located in a convenient area of Colne. Having been fully refurbished throughout, this property offers modern and stylish living accommodation and would make an ideal purchase for first time buyers, young families or investors alike. The accommodation briefly comprises an entrance hallway, a spacious living room to the front and a stunning brand new dining kitchen to the rear complete with a peninsula breakfast bar and access out to the rear yard. To the first floor are three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally the property benefits from an enclosed rear yard. Positioned close to local amenities, schools and transport links, with Colne town centre and the M65 motorway network only a short drive away, this property is ready to move straight into and early viewing is highly recommended.

GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

Accessed via a UPVC double glazed front door leading into the entrance hallway having fitted carpeting and a ceiling light point. Providing access through to the living room, dining kitchen and staircase leading to the first floor.

LIVING ROOM 12'9" x 9'11" (3.90m x 3.04m)

A well presented living room positioned to the front of the property having a large UPVC double glazed window allowing plenty of natural light to flow through the space. The room features a contemporary wall mounted electric fire creating an attractive focal point along with neutral décor and fitted carpeting. Ample space for comfortable seating arrangements with a central heating radiator and ceiling light point.

DINING KITCHEN 11'8" x 12'3" (3.56m x 3.74m)

A stunning brand new dining kitchen fitted with a range of modern base units with contrasting work surfaces and matching upstands. The kitchen incorporates an inset sink with mixer tap, integrated oven with electric hob and extractor hood over along with space and plumbing for a washing machine and space for a fridge/freezer. A central peninsula breakfast bar provides additional work surface and seating making this a fantastic space for both cooking and entertaining. Having recessed spot lighting, a UPVC double glazed window and a

UPVC door leading out to the rear yard. Access is also provided to a useful under-stairs storage cupboard.

FIRST FLOOR / LANDING

With fitted carpeting and providing access to three bedrooms and the house bathroom. Having a ceiling light point and staircase leading down to the ground floor.

BEDROOM ONE 12'10" x 13'9" (3.93m x 4.20m)

A spacious double bedroom positioned to the front of the property having a UPVC double glazed window allowing plenty of natural light into the room. This well presented bedroom offers ample space for a double bed and additional bedroom furniture with fitted carpeting, a radiator and ceiling light point.

BEDROOM TWO 8'10" x 6'7" (2.70m x 2.02m)

A well presented bedroom having a UPVC double glazed window allowing natural light into the room. This bedroom benefits from fitted wardrobe storage providing useful hanging and shelving space. Having fitted carpeting, a radiator and ceiling light point.

BEDROOM THREE 8'8" x 5'5" (2.65m x 1.66m)

A well presented bedroom positioned to the rear of the property having a UPVC double glazed window allowing natural light into the room. The room benefits from fitted carpeting, a radiator and ceiling light point and could also be utilised as a home office or nursery if required.

BATHROOM 8'6" x 3'9" (2.61m x 1.16m)

A modern three piece bathroom suite comprising of a low level WC, vanity sink unit with chrome mixer tap and a panelled bath with shower over and glass shower screen. The room is finished with contemporary wall tiling to the bathing area along with a chrome heated towel radiator, wall mounted mirror, recessed spot lighting and fitted flooring.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/skipton-road-colne>

LOCATION

Situated in a convenient residential area of Colne, this property is within close proximity to a range of local amenities including shops, supermarkets, schools and transport links. Colne town centre is only a short distance away offering a wider selection of amenities, whilst nearby road networks provide easy access towards Nelson, Burnley and the M65 motorway network, making it ideal for those needing to commute.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

PROPERTY DETAIL

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. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.



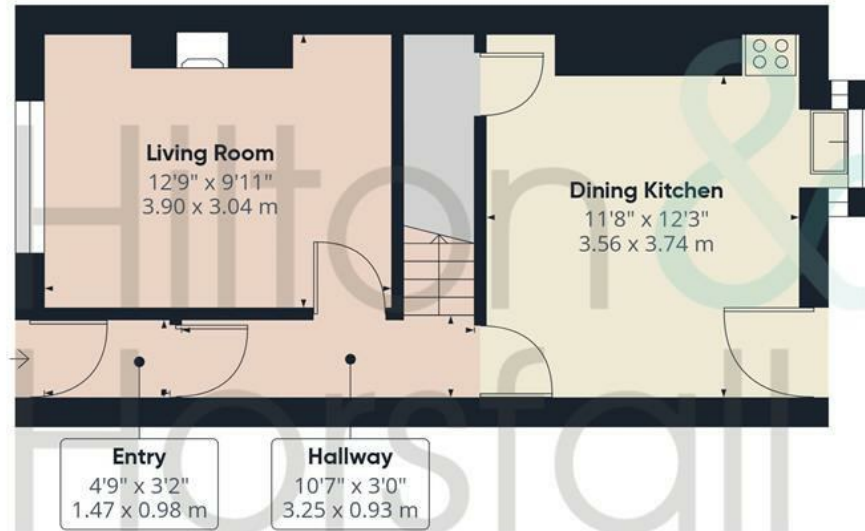
Hilton &
Horsfall

BB8 ONU

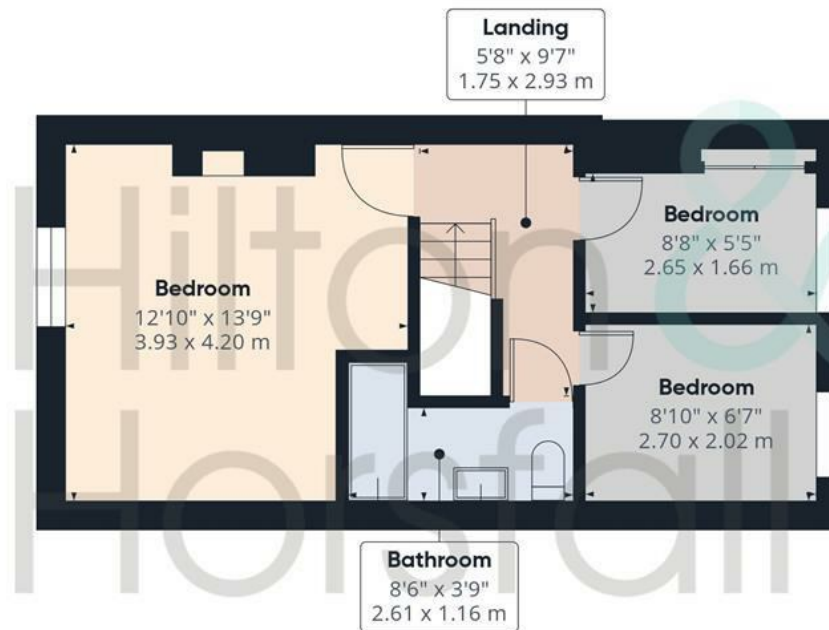


OUTSIDE

Externally to the rear of the property is an enclosed yard providing a low maintenance outdoor space with gated access to the rear. The yard also benefits from useful outbuildings providing additional storage.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

707 ft²
65.6 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.



Hilton &
Horsfall



Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024