



Hilton &
Horsfall

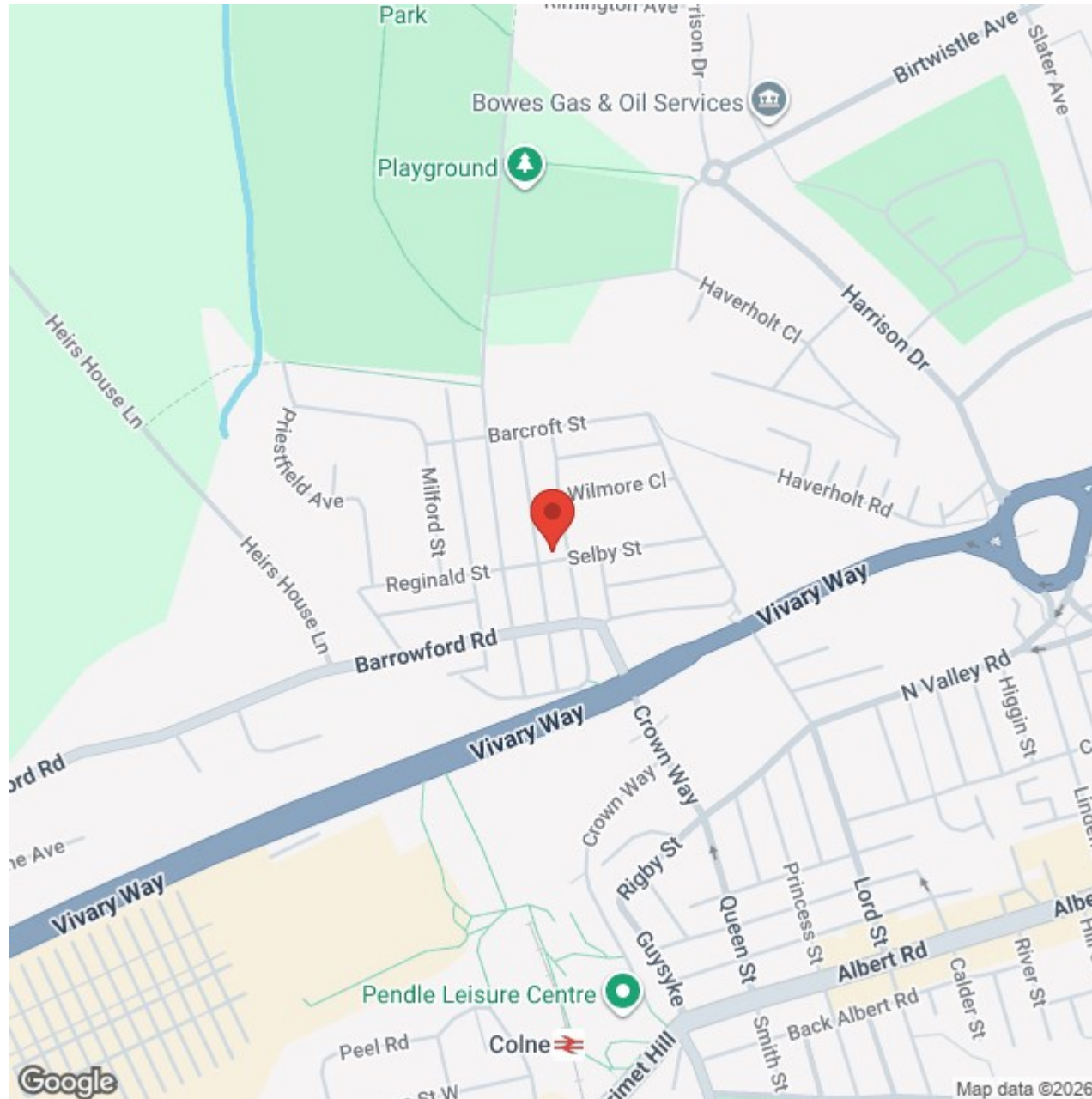
Parker Street, Colne

Offers In The Region Of £189,950

- Popular Alkincoates location
- Spacious stone-built end terrace
- Two reception rooms
- Two double bedrooms plus dressing room
- Enclosed rear yard
- Detached garage to the rear

A spacious stone-built end terrace situated in the popular Alkincoates area of Colne, offering well-proportioned accommodation arranged over two floors. The ground floor comprises a welcoming bay-fronted living room with an attractive fireplace and gas fire, together with a generous dining room which opens directly into the fitted kitchen, creating a practical and sociable layout. To the first floor are two double bedrooms, a useful third bedroom currently arranged as a dressing room, a two-piece bathroom and a separate WC. Externally, the property features an enclosed forecourt to the front and a well-maintained rear yard with paved seating areas and artificial grass. A detached garage is positioned to the rear and is currently used mainly for storage, with additional space for utility appliances.







Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance hallway accessed through a glazed composite front door with matching transom window above. The hallway features wood-effect flooring, a staircase rising to the first floor, a side window providing additional natural light and access to the ground-floor accommodation.

LIVING ROOM 11'6" x 11'11" (3.53m x 3.64m)

A spacious and welcoming living room positioned to the front of the property, featuring a large walk-in bay window which allows plenty of natural light to fill the room. The main focal point is an attractive period-style fireplace incorporating a gas fire, complemented by a decorative surround and hearth. Finished with laminate flooring, wall lighting and ample space for a range of lounge furniture.

DINING ROOM 13'10" x 11'3" (4.24m x 3.45m)

A generously proportioned dining room offering ample space for a large dining table and additional seating or storage furniture. The room features laminate flooring, built-in display cupboards with leaded glazed doors and an attractive decorative fireplace. Sliding glazed doors connect through to the living room, while the dining room opens directly into the kitchen, creating a practical and sociable layout.

KITCHEN 10'6" x 6'2" (3.21m x 1.90m)

A well-appointed kitchen open to the adjoining dining room, creating a practical and sociable arrangement. Fitted with a range of white wall and base units, contrasting work surfaces and tiled splashbacks, the kitchen incorporates a gas hob with extractor above, an integrated oven and additional appliance space. Further features include a sink unit beneath the rear window, tiled flooring, a panelled ceiling and an external door providing access to the enclosed rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 13'5" x 8'9" (4.11m x 2.68m)

A well-proportioned double bedroom positioned to the front of the

property, featuring a window overlooking the street and a range of fitted sliding wardrobes providing generous storage. The room also includes a decorative fireplace, fitted carpet and a panelled ceiling with a ceiling fan light.

BEDROOM TWO 12'3" x 9'6" (3.75m x 2.90m)

A spacious double bedroom positioned to the rear of the property, featuring a window overlooking the rear yard and extensive fitted wardrobes providing excellent storage. The room also includes an attractive cast-iron decorative fireplace, wood-effect flooring and a ceiling fan light.

BEDROOM THREE / DRESSING ROOM 6'6" x 6'11" (1.99m x 2.12m)

A useful third bedroom currently arranged as a dressing room, fitted with an extensive range of wardrobes, cupboards, drawers and a built-in dressing table. A window provides natural light, while the room also benefits from wood-effect flooring. Its flexible layout would also suit use as a home office, nursery or occasional bedroom.

BATHROOM 5'1" x 5'10" (1.57m x 1.79m)

Fitted with a two-piece suite comprising a panelled bath with shower over and a pedestal wash basin. The room is finished with tiled walls, wood-effect flooring and a panelled ceiling, with a frosted window providing natural light and ventilation. A separate adjoining WC houses the low-level toilet.

WC 5'1" x 2'9" (1.56m x 0.84m)

A separate WC positioned alongside the bathroom, fitted with a low-level toilet. The room also benefits from a frosted window providing natural light and ventilation.

DETACHED GARAGE 14'11" x 10'0" (4.56m x 3.07m)

A useful detached garage positioned to the rear of the property, currently used primarily for storage with space for utility appliances. Providing excellent additional storage, the garage offers a practical and versatile space to suit a variety of needs.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/parkerstreet-colne>

LOCATION

Situated in the popular Alkincoates area of Colne, the property is conveniently positioned for a range of local amenities, schools and transport links. Colne town centre is within easy reach and offers a good selection of shops, cafés and everyday services, while nearby road links provide straightforward access towards Nelson, Burnley and the wider East Lancashire area. The property is also well placed for Alkincoates Park and surrounding countryside, making it a convenient location for both families and commuters.

PUBLISHING

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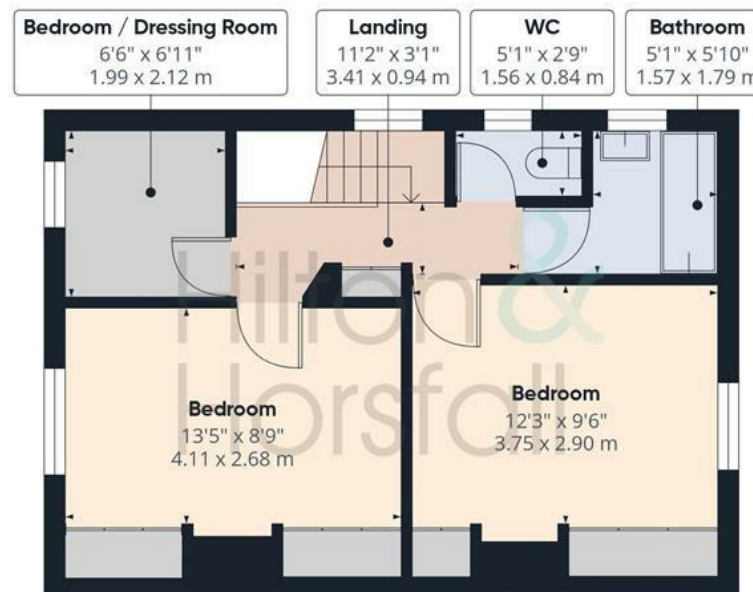
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OUTSIDE

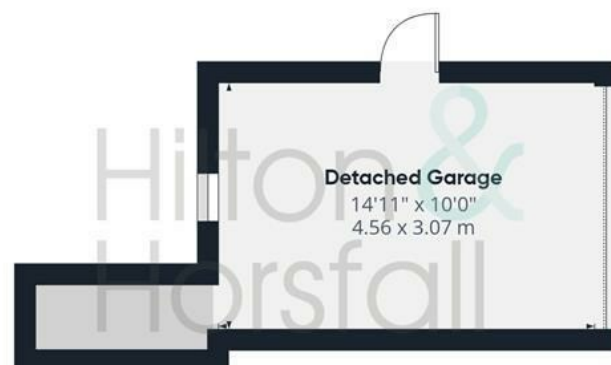
Externally, the property occupies an end-terrace position with a small enclosed forecourt to the front. To the rear is a well-maintained enclosed yard with paved seating areas, artificial grass and space for outdoor furniture, providing a pleasant setting for relaxing or entertaining. A detached garage is positioned beyond the yard and is currently used mainly for storage, with additional space for utility appliances.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1067 ft²

99 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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