



Hilton &
Horsfall

BB8 OPN

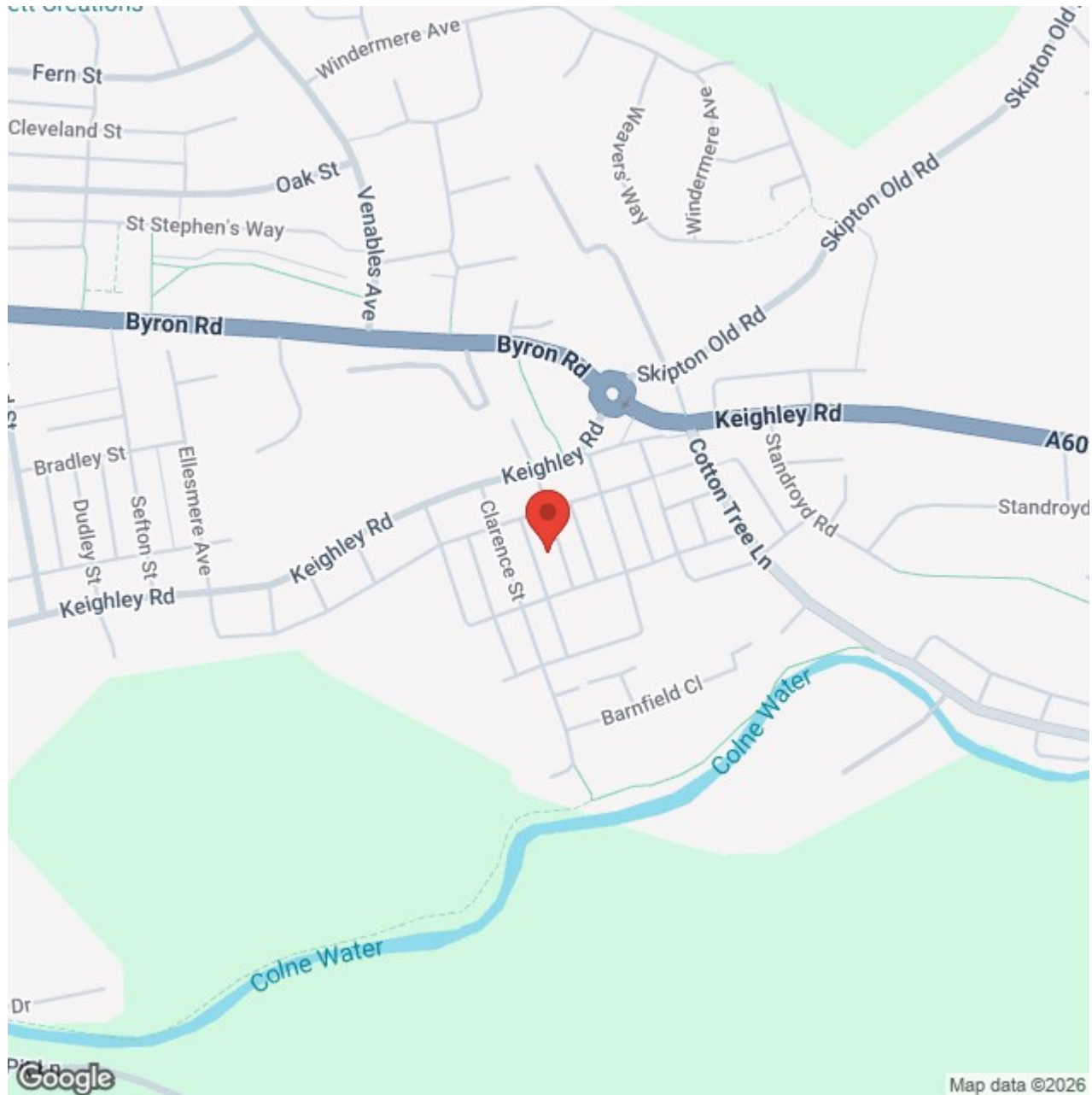
Avondale Street, Colne

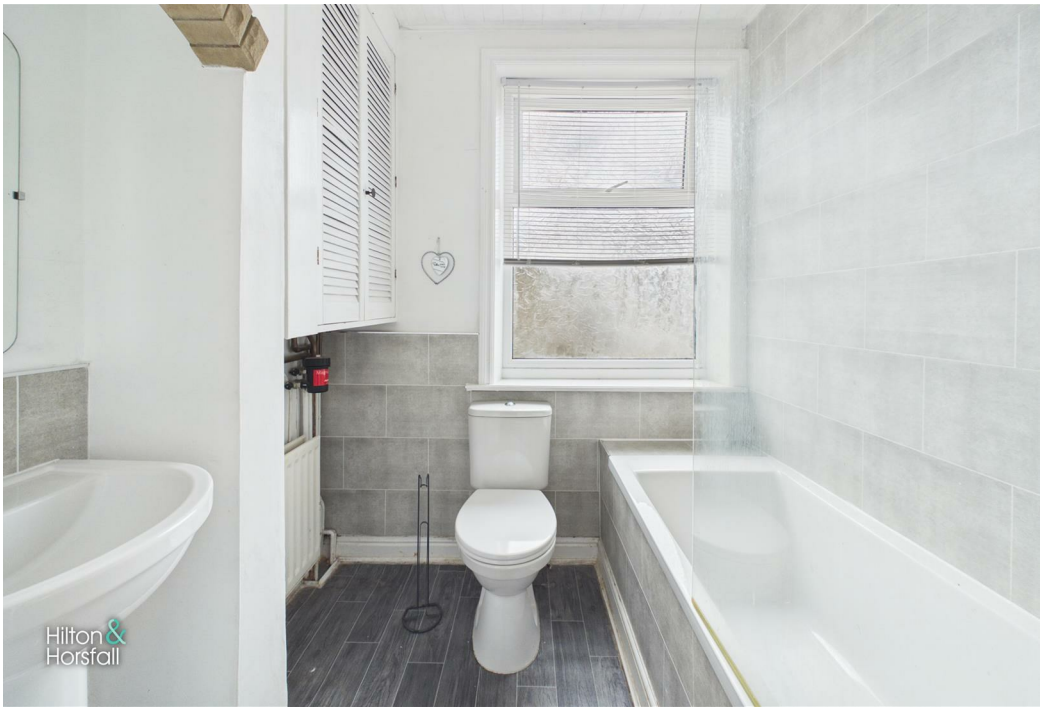
£750 Per Month

- Two bedroom stone-built terrace
- Spacious living room with feature fireplace
- Generous fitted kitchen with dining space
- Three-piece first floor bathroom
- Enclosed paved rear yard
- Convenient Colne location close to local amenities and transport links

Hilton & Horsfall are delighted to offer to the rental market this well-proportioned two-bedroom stone-built terraced property, conveniently positioned on Avondale Street in Colne. Offering approximately 651 sq ft of accommodation arranged over two floors, the property would make an ideal home for a single occupant, couple or small family. The ground floor comprises a spacious living room with feature fireplace and a generous fitted kitchen with space for dining and direct access to the rear yard. To the first floor are two bedrooms, including an excellent-sized main bedroom, together with a three-piece family bathroom. Externally, there is an enclosed paved yard to the rear, while the property is ideally placed for Colne town centre, local amenities and transport links.







Lancashire

Hilton & Horsfall are delighted to offer to the rental market this well-proportioned two-bedroom stone-built terraced property, conveniently positioned on Avondale Street in Colne. Offering approximately 651 sq ft of accommodation arranged over two floors, the property would make an ideal home for a single occupant, couple or small family. The ground floor comprises a spacious living room with feature fireplace and a generous fitted kitchen with space for dining and direct access to the rear yard. To the first floor are two bedrooms, including an excellent-sized main bedroom, together with a three-piece family bathroom. Externally, there is an enclosed paved yard to the rear, while the property is ideally placed for Colne town centre, local amenities and transport links.

GROUND FLOOR

With a uPVC double glazed front door leading through to:

LIVING ROOM 12'7" x 12'2" (3.84m x 3.71m)

A generously proportioned living room positioned to the front of the property, featuring a large window providing plenty of natural light. The room includes a traditional fireplace with decorative surround and hearth, useful built-in storage, neutral décor, fitted carpet and direct access to the front elevation.

INNER HALL

With a staircase leading to the first floor / landing.

BREAKFAST KITCHEN 9'1" x 13'8" (2.78m x 4.18m)

A spacious fitted kitchen positioned to the rear, offering a good range of contemporary wall, base and drawer units with contrasting work surfaces and matching splashbacks. Integrated appliances include an electric oven, hob and extractor, with a stainless steel sink beneath the rear window. There is ample space for additional appliances and a dining area, with a glazed external door providing direct access to the enclosed rear yard.

FIRST FLOOR / LANDING

A central first floor landing providing access to both bedrooms and the family bathroom. Finished with fitted

carpet and a traditional balustrade, with a neutral colour scheme throughout.

BEDROOM ONE 12'8" x 13'9" (3.88m x 4.21m)

A particularly spacious double bedroom positioned to the front of the property, benefitting from a large window allowing plenty of natural light. The room offers ample space for a full range of bedroom furniture and is finished with grey décor, fitted carpet and a central heating radiator.

BEDROOM TWO 9'1" x 6'9" (2.79m x 2.07m)

A well-proportioned second bedroom positioned to the rear of the property, with a window overlooking the rear elevation. The room is finished with fitted carpet, painted walls and a central heating radiator, and would work well as a single bedroom, nursery or home office.

BATHROOM 6'2" x 6'7" (1.90m x 2.02m)

A three-piece bathroom comprising a panelled bath with glazed shower screen, pedestal wash basin and low-level WC. Finished with tiled walls around the bath and sanitary ware, wood-effect flooring, a frosted rear window and useful built-in storage.

LOCATION

Avondale Street is conveniently positioned within Colne, close to a good range of everyday amenities including shops, supermarkets, cafés and leisure facilities. Colne town centre is within easy reach, along with local primary and secondary schools and regular bus services. The property is also well placed for commuters, with Colne railway station nearby and convenient access to the M65 motorway network, providing links towards Burnley, Blackburn and surrounding East Lancashire towns. Open countryside and popular walking routes are also readily accessible, including the nearby Pendle countryside.

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.

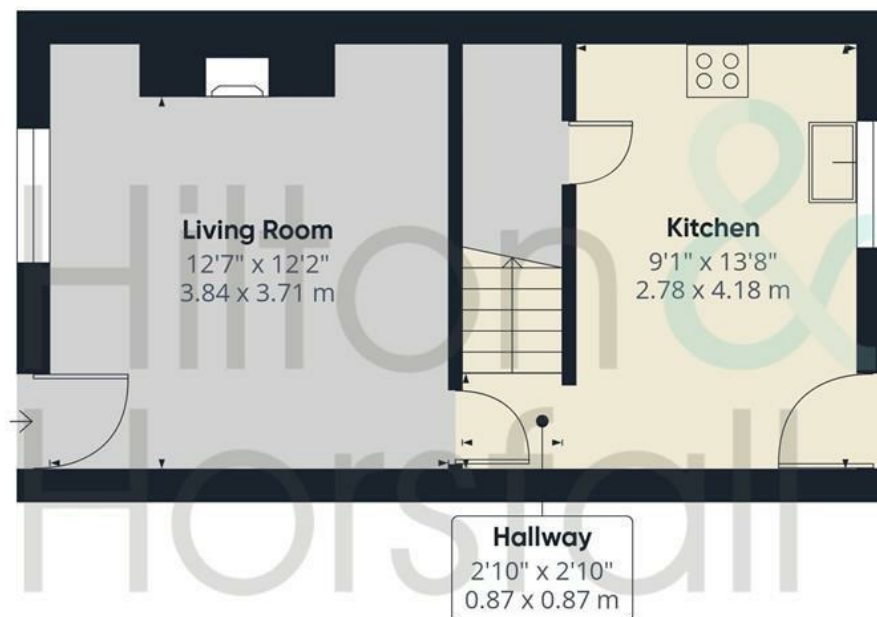


BB8 OPN

OUTSIDE

Externally, the property occupies a traditional stone-built terraced position with on-street parking available to the front. To the rear is a good-sized enclosed yard, predominantly paved for ease of maintenance and enclosed by established boundary walls with gated access.





Ground Floor

Approximate total area⁽¹⁾

651 ft²

60.5 m²



Floor 1

(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