



Hilton &
Horsfall

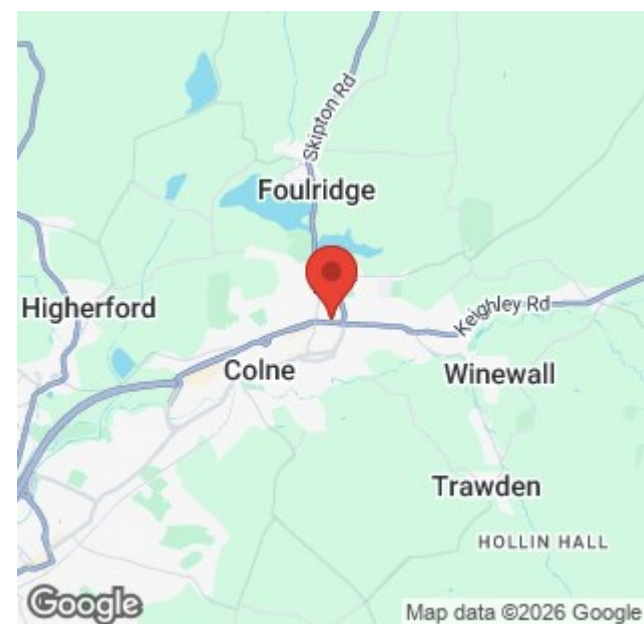
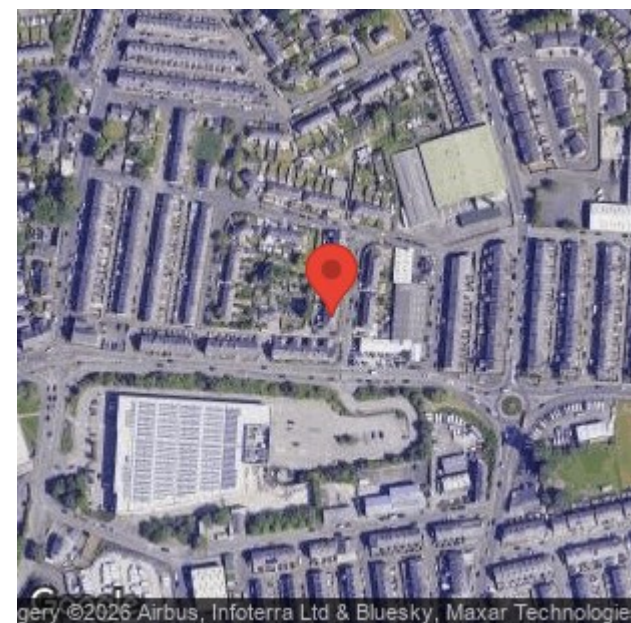
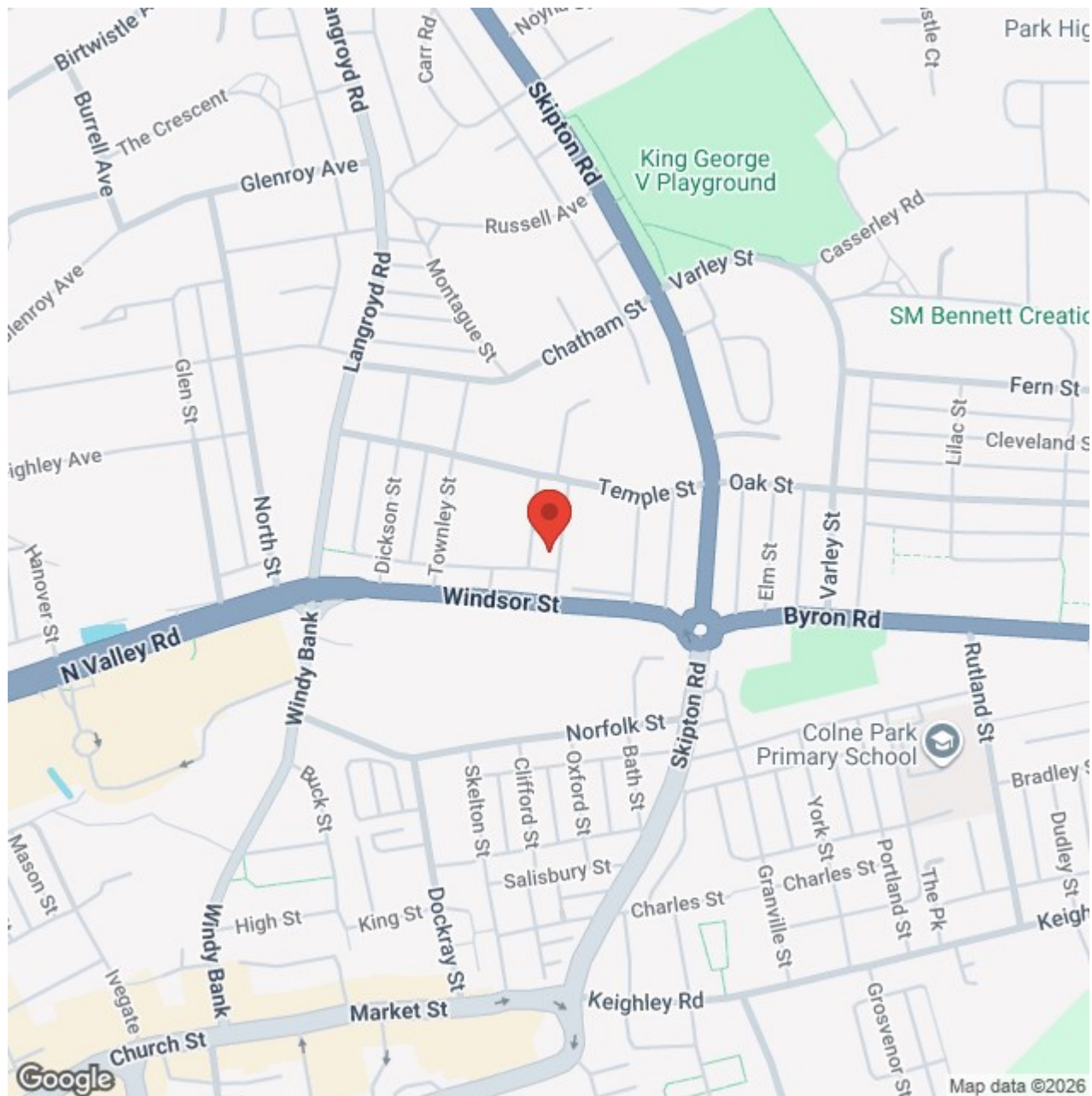
New Oxford street, Colne

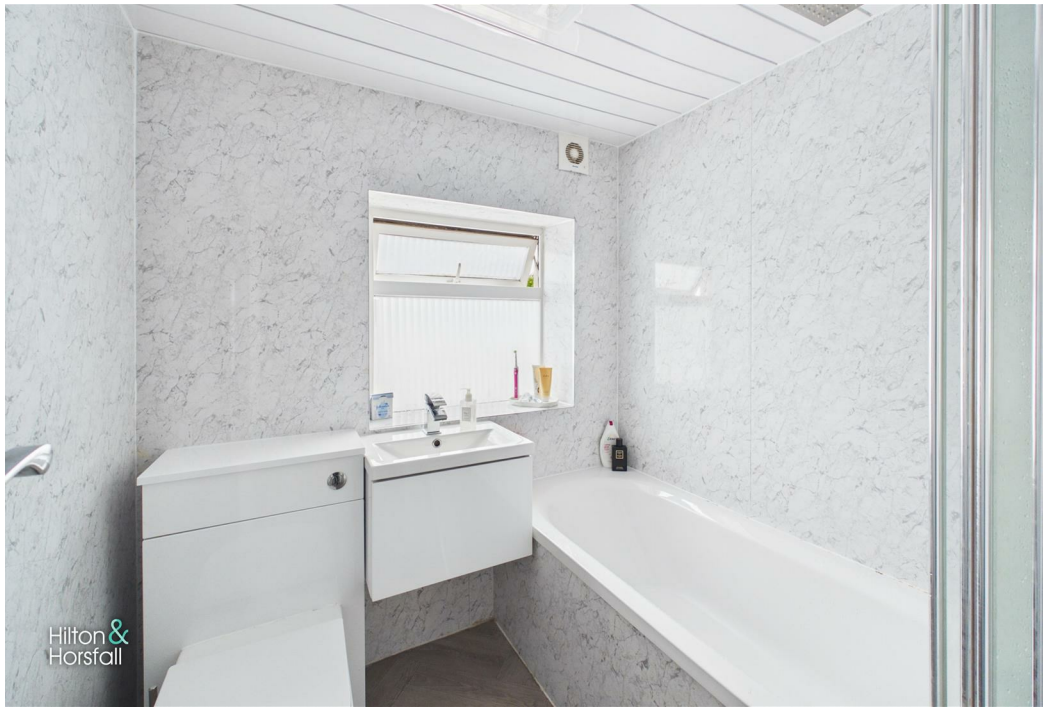
Offers In The Region Of £110,000

- Stone-built mid-terrace home
- Two well-proportioned bedrooms
- Spacious living room with feature fireplace
- Generous dining kitchen with ample storage
- Modern three-piece bathroom suite
- Enclosed Indian stone flagged rear yard with outbuilding storage

Occupying a convenient position within Colne, this well-presented stone-built mid-terrace dwelling offers deceptively spacious accommodation arranged over two floors. The property briefly comprises a welcoming living room with a feature fireplace, a generous dining kitchen fitted with a range of matching units and ample space for dining, two well-proportioned bedrooms and a modern three-piece bathroom suite. Retaining a number of attractive character features including high ceilings and large windows, the property combines traditional charm with practical modern living. Externally, there is a low-maintenance forecourt to the front and a beautifully presented enclosed rear yard finished with Indian stone flagging, providing an ideal space for outdoor relaxation and entertaining. The yard also benefits from a useful storage outbuilding and gated rear access. Conveniently situated within easy reach of local amenities, schools, transport links and Colne town centre, this property would make an ideal first-time purchase, buy-to-let investment or home for those looking to downsize.







Lancashire

Occupying a convenient position within Colne, this well-presented stone-built mid-terrace dwelling offers deceptively spacious accommodation arranged over two floors. The property briefly comprises a welcoming living room with a feature fireplace, a generous dining kitchen fitted with a range of matching units and ample space for dining, two well-proportioned bedrooms and a modern three-piece bathroom suite. Retaining a number of attractive character features including high ceilings and large windows, the property combines traditional charm with practical modern living. Externally, there is a low-maintenance forecourt to the front and a beautifully presented enclosed rear yard finished with Indian stone flagging, providing an ideal space for outdoor relaxation and entertaining. The yard also benefits from a useful storage outbuilding and gated rear access. Conveniently situated within easy reach of local amenities, schools, transport links and Colne town centre, this property would make an ideal first-time purchase, buy-to-let investment or home for those looking to downsize.

GROUND FLOOR

LIVING ROOM 12'8" x 13'11" (3.87m x 4.25m)

A spacious and well-presented living room positioned to the front of the property, offering an inviting space to relax and unwind. The room benefits from a large window allowing plenty of natural light, complemented by high ceilings and neutral décor which enhance the sense of space. A contemporary fireplace provides an attractive focal point, whilst wood-effect flooring flows throughout, creating a stylish yet practical finish. The room comfortably accommodates a range of furniture and offers a warm, welcoming atmosphere for everyday family living.

DINING KITCHEN 8'1" x 18'4" (2.47m x 5.60m)

A generously sized dining kitchen fitted with a range of matching wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The kitchen incorporates an inset sink with drainer, integrated oven, four-ring gas hob and extractor hood above, together with ample storage for everyday requirements. There is plenty of space for a family dining table, making this an ideal room for both cooking and entertaining. To the rear, large windows allow an abundance of natural light to flood the room whilst providing pleasant views

over the enclosed yard. The room is finished with wood-effect flooring and benefits from access to a useful under-stairs storage cupboard.

FIRST FLOOR / LANDING

BEDROOM ONE 11'7" x 13'11" (3.54m x 4.25m)

A generous double bedroom positioned to the front of the property, offering excellent proportions and an abundance of natural light via a large window. The room features high ceilings which enhance the feeling of space, together with neutral décor and fitted storage cupboards providing practical everyday storage. There is ample room for a double bed and accompanying bedroom furniture, making this a comfortable and inviting principal bedroom.

BEDROOM TWO 5'1" x 11'1" (1.56m x 3.39m)

A well-proportioned second bedroom positioned to the rear of the property, enjoying an elevated outlook towards the surrounding countryside. This versatile room is currently utilised as a nursery but would also make an ideal guest bedroom, child's bedroom or home office. The room benefits from a large window providing excellent natural light, neutral décor and fitted shelving, creating a bright and pleasant space suited to a variety of needs.

BATHROOM 5'10" x 5'11" (1.78m x 1.81m)

A modern three-piece bathroom suite comprising a panelled bath with shower over and glazed shower screen, a vanity wash basin with storage beneath and a low-level WC. The room is finished with contemporary marble-effect wall panelling, complemented by attractive flooring and a frosted window providing natural light whilst maintaining privacy. A clean, bright and low-maintenance bathroom, ideally suited for modern day living.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/new-oxford-street-colne>

LOCATION

Situated within a convenient residential area of Colne, this property enjoys easy access to a wide range of local amenities including shops, supermarkets, schools and leisure facilities. Colne town centre is only a short distance away, offering an excellent selection of independent retailers, cafés, bars and restaurants. The property is also well placed for commuters, with

nearby access to the M65 motorway network providing straightforward links towards Burnley, Blackburn, Preston and beyond. Beautiful countryside and scenic walking routes can also be found nearby, making this an ideal location for those seeking both convenience and outdoor enjoyment.

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 9LQ



OUTSIDE

Externally, the property benefits from a low-maintenance forecourt to the front, enclosed by a stone wall which enhances the home's attractive kerb appeal. To the rear is a fully enclosed yard which has been beautifully finished with Indian stone flagging, creating an excellent outdoor space for relaxing, entertaining or al fresco dining. The rear yard also benefits from gated access and a useful detached storage outbuilding, ideal for bicycles, gardening equipment and general household storage. The enclosed nature of the yard provides a good degree of privacy whilst remaining easy to maintain throughout the year.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

644 ft²

59.8 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

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

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